Tender Document 28.1
招標文件 28.1 號

TENDER NOTICE CONTAINING TERMS AND CONDITIONS OF THE TENDER SALE OF
載有下述物業招標條款之招標公告

Flat B on G/F – 1/F in Mansion B
Flat B on 2/F – 3/F in Mansion B
Flat C on 2/F – 3/F in Mansion C

of OASIS KAI TAK (the "Development")

OASIS KAI TAK（「發展項目」）
低座 B 座地下至 1 樓 B 單位
低座 B 座 2 樓至 3 樓 B 單位
低座 C 座 2 樓至 3 樓 C 單位

Note: The tender may be made in respect of at least one of the above specified residential properties. The specified residential property(ies) for which a tenderer makes an offer to purchase will be collectively referred to as the "Property".
註：投標人可以就最少一個上述指明住宅物業作出投標。投標人作出要約購買的指明住宅物業於下文統稱為「該物業」。

Date 日期: 15 November 2019
2019 年 11 月 15 日

From: Handy Solution Limited (the "**Vendor**")
本文件由 Handy Solution Limited（「**賣方**」）發出

To: Tenderers of the Property
致：該物業投標人

(1) To make an offer to purchase the Property, you shall
如欲作出要約購買該物業，閣下須

(a) complete and sign the Offer Section of this document below (the "**Offer Section**") without any amendment to this document;
填妥及簽署本文件下文要約部份（「**要約部份**」）（不得修改本文件）；

(b) complete and execute the enclosed form of the preliminary agreement for sale and purchase of the Property (the "**PASP**") and without any amendment and **in duplicate**; and
填妥及簽立該物業之臨時買賣合約（「**臨時合約**」）（其格式附夾於本文件，不得修改），一式兩份；

(c) complete and sign the enclosed forms of each of the following without any amendment and **in duplicate**:
填妥及簽署以下各項（其格式附夾於本文件，不得修改），一式兩份：

(i) Warning to Purchasers;
「對買方的警告」；

(ii) Declaration of Relationship with the Vendor;
「與賣方關係的聲明」；

(iii) Personal Data Collection Statement;
「收集個人資料聲明」；

(iv) Declaration in relation to Intermediary;
「有關中介人的聲明」；

(v) Vendor's Information Form; and
「賣方資料表格」；

(vi) Note on Application for Second Mortgage Loan Secured by Property; and
「有關物業第二按揭申請須知」；及

(vii) Acknowledgement Letter regarding Bulkhead and False Ceiling and Exposed Structure.
「有關假陣及假天花及外露結構確認函」；

Please do not date the PASP. Please date the documents referred to in (1)(c) above the date on which you sign the same.
請勿於臨時合約填上日期。簽署上述第（1）（c）段提及之文件時，請填上簽署日期。

(2) You shall submit the following to the Vendor, together with this document with its Offer Section completed and signed by you as aforesaid, by delivering the same in a sealed plain envelope clearly marked "Tender No. 28.1 of Oasis Kai Tak" to **Unit B, G/F-1/F, Mansion A, OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon between 2 p.m. on 18 November 2019 and the closing date and time of the tender being 5 p.m. on 18 November 2019. In case a Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between 2 p.m. and 5 p.m. on the tender closing date, the tender closing date and time will be automatically postponed to 5 p.m. on the next business day in respect of which no Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between 2 p.m. and 5 p.m. "Business day" means a day that is not a Saturday, Sunday or public holiday. Please note that the Vendor has the absolute right to change the tender closing date and/or time of the tender from time to time by amending the Information on Sales Arrangements relating to the Property**.

閣下須於 **2019 年 11 月 18 日下午 2 時正至招標截止日期及時間即 2019 年 11 月 18 日下午 5 時正**把下述文件連同本文件（要約部份須如上所述填妥及簽署）放於一個致予賣方的密封的信封內並在封面清楚列明「投標 Oasis Kai Tak 招標號碼 28.1」，一併交回**九龍啟德沐寧街**

10 號 OASIS KAI TAK 低座 A 座地下至 1 樓 B 單位。如於招標截止日期下午 **2** 時至下午 **5** 時之間，懸掛 **8** 號或以上颱風訊號或發出黑色暴雨警告訊號，招標截止日期及時間自動順延至下一個緊接該日並在下午 **2** 時至下午 **5** 時之間並無懸掛 **8** 號或以上颱風訊號或發出黑色暴雨警告訊號之辦公日之下午 **5** 時。「辦公日」指不屬星期六、星期日或公眾假期的日子 。請注意：賣方有全權透過修改有關該物業的銷售安排資料不時更改招標截止日期及/或時間。

(a) your completed and executed documents referred to in (1) above;
經閣下填妥及簽立之上述第（1）段所述的文件;

(b) one or more Hong Kong Dollar cashier orders issued by a bank duly licenced under Section 16 of the Banking Ordinance (Cap. 155 of the Laws of Hong Kong) ("the Banking Ordinance") in the total amount of 5% of the purchase price you offered and made payable to "Baker & McKenzie", the Vendor's solicitors; and

一張或多張按《銀行業條例》（香港法例第 155 章）（「銀行業條例」）第 16 條的持牌銀行發出的金額合共等於閣下出價的 5%、而抬頭人為「貝克・麥堅時律師事務所」（即賣方律師）的港幣銀行本票；及

(c) copy(ies) of your identification document(s) *(note: If the tenderer concerned is a natural person, HKID and where not applicable, other valid identification document such as passport. If the tenderer concerned is a company, certificate of incorporation and certificate of change of name (if any), business registration certificate, the latest register of director and annual return of the tenderer (Form X/D2/AR1))*閣下身份證明文件副本*（註：若投標人為自然人，指香港身份證（如不適用，則指其他有效身份證明文件（如護照）；而若投標人為公司，指公司註冊證書及公司更改名稱註冊證書（如有），商業登記證，最近期之董事名冊及周年申報表(表格 X/D2/AR1)）*

(3) Your submission of the items above constitutes your agreement to these terms and conditions and a formal offer for the purchase of the Property which shall remain irrevocable and open for acceptance by the Vendor **at and before 5 p.m. on the tenth working day after the closing date of the tender** (the "**Specified Date**") and, on acceptance by the Vendor, a contract shall be constituted between you and the Vendor.
閣下提交上述各項即視作同意本文件條款及就購買該物業作出正式要約，且該要約於**招標截止日期後的第 10 個工作天（「指明日期」）下午五時正及之前**不能收回及可供賣方接受，而一經賣方接受，閣下與賣方間即有合約存在。

(4) The Vendor may accept your offer by post, telephone, fax or email to the address / numbers / email address specified in the Offer Section or by any other effective means. After acceptance, the Vendor will return to you one duplicate of the PASP executed by the Vendor and dated not later than the Specified Date as soon as practicable.

賣方可以透過郵寄、電話、傳真或電郵至要約部份填上之地址／號碼／電郵地址或其他任何有效方法接受閣下要約。賣方接受後，將盡快向閣下交回經賣方簽立且日期為不後於指明日期之臨時合約一份。

(5) If 90 days Standby Second Mortgage Loan Plan or 360-day Standby Second Mortgage Loan Plan adapted, the successful tenderer of the Property can apply for Standby Second Mortgage Loan ("Second Mortgage Loan") from Vendor's designated second mortgage financing company (the Vendor or Vendor's designated second mortgage financing company may stop providing the second mortgage loan at any time without further notice) and on the following terms(If applicable):-
如採用 90 天備用二按計劃或 360 天備用二按計劃，該物業的中標人可向賣方指定的二按財務機構申請備用二按貸款 (「第二按揭貨款」) (賣方或賣方指定的二按財務機構有權隨時停止提供第二按揭貨款而無須另行通知)，主要條款如下：

(a) The maximum second mortgage loan amount shall be 20% of the transaction price, but the total amount of first mortgage loan and second mortgage loan together shall not exceed 80% of the transaction price.
第二按揭貸款最高金額為成交金額的 20% ，惟第一按揭貸款及第二按揭貸款總金額 不可超過成交金額的 80%。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate minus 3.1% (P-3.1%) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited, minus 2.5% p.a. (P-2.5%) at Hong Kong Dollar Best Lending Rate (P) from 13 to 24 months, plus 2.2% (P+2.2%) thereafter at Hong Kong Dollar Best Lending Rate (P) subject to fluctuation. The final interest rate will be subject to final approval by the Vendor's designated second mortgage financing company.
第二按揭貸款首 12 個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(P)減 3.1% p.a. (P - 3.1%)，13 至 24 個月個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(P)減 2.5% p.a. (P - 2.5%)，其後之按揭利率為港元最優惠利率(P)加 2.2% p.a. (P+2.2%)，利率浮動。最終按揭利率以賣方指定的二按財務機構最後審批結果為準。

(b) If the Purchaser shall duly and fully repay the second mortgage loan within 24 months from the date of drawdown of the second mortgage loan, 1% of transaction price will be refunded to the Purchaser by the Vendor's designated second mortgage financing company.
如買方於提款日起計的 24 個月內準時並全數清還第二按揭貸款，賣方指定的二按財務機構將會向買方退還 1%之成交金額 。

(c) The Purchaser shall make a written application to the Vendor for a second mortgage loan not less than 60 days before the date of settlement of the balance of the transaction price.
買方必須於付清成交金額餘額之日起計最少 60 日前以書面向賣方申請第二按揭貸款。

(d) The maximum tenor of second mortgage loan shall be 20 years or the same tenor of first mortgage loan, whichever is shorter.
第二按揭貸款年期最長為 20 年，或相等於第一按揭貸款之年期，以較短者為準。

(e) The Purchaser shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing sufficient documents (for example latest 3 years' Tax Assessment and Demand Note or Profits Tax Assessment and Demand Note and latest 6 months' bank book/statements which show salary deposits or income) to prove that the total amount of monthly installment (being the total installment for repayment of first mortgage, second mortgage and any other loan repayment) does not exceed the maximum debt-servicing ratio as stipulated by the Hong Kong Monetary Authority from time to time.
買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件（如：最近三年之稅單或利得稅繳納通知書及最近六個月有顯示薪金存款或收入之銀行存摺/月結單）證明每月還款（即第一按揭貸款及第二按揭貸款及其他借貸的還款）不超過香港金融管理局不時訂明的「供款與入息比率」上限。

(f) First mortgagee bank shall be nominated and referred by the Vendor and the Purchaser shall obtain a prior written consent from the first mortgagee bank to apply for a second mortgage loan.
第一按揭貸款銀行須為賣方所指定及轉介之銀行，買方並須首先得到該銀行書面同意辦理第二按揭貸款。

(g) First mortgage loan and second mortgage loan shall be processed by the relevant mortgagees independently.
第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

(h) All legal documents of the second mortgage shall be handled by the Vendor's (or Vendor's designated second mortgage financing company) designated solicitors and all legal costs and disbursements relating thereto shall be borne by the Purchaser.
所有第二按揭貸款之法律文件必須由賣方(或賣方指定的二按財務機構)的指定律師行辦理，買方須支付所有第二按揭貸款相關之律師費及雜費。

(i) The approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the Vendor's designated second mortgage financing company and are not related to the Vendor (which shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full transaction price.
第二按揭貸款批出與否及其條款，受制於賣方指定的二按財務機構的絕對最終決定權，與賣方無關，且於任何情況下賣方均無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。

(j) The second mortgage loan is subject to other terms and conditions as determined by the Vendor's designated second mortgage financing company.

第二按揭貸款受賣方指定的二按財務機構所定的其他條款及細則約束。

(k) A non-refundable application fee of HK$5,000 for the second mortgage loan will be payable by the Purchaser.
買方需就申請第二按揭貸款繳交港幣$5,000 不可退還的申請手續費。

(l) Only individual Purchaser(s) are eligible to apply for the second mortgage loan.
第二按揭貸款只限個人買方申請。

(6) The successful tenderer of the Property shall have an option to purchase one Residential Parking Space in the Development (the "**Option**"). The successful tenderer must decide whether to purchase one Residential Parking Space in the Development and must enter into the relevant sale and purchase agreement(s) within the period as prescribed by the Vendor, failing which that Purchaser will be deemed to have given up the Option. The Option is not transferrable. Price List(s) and sales arrangements details of Residential Parking Spaces in the Development will be determined by the Vendor at its sole and absolute discretion and will be announced later. The decision as to whether and when to sell any Residential Parking Space and the terms of such sale are subject to the sole discretion of the Vendor.
該物業的中標人可獲認購發展項目一個住客車位之權利（「**認購權**」）。中標人需依照賣方所訂之時限決定是否購買發展項目一個住客車位及簽署相關買賣合約，逾時作棄權論。本認購權不得轉讓。發展項目住客車位的價單及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。將住宅停車位出售與否以及何時出售，以及銷售條款，一概由賣方全權酌情決定。

(7) The cashier order(s) and/or cheque(s) (if any) submitted will remain uncashed until the Vendor has decided whether to accept your offer to purchase the Property. If your offer is accepted by the Vendor, the cashier order(s) and cheque(s) (if any) will be cashed and the amount will be treated as the initial deposit of the Property. If your offer is not accepted by the Vendor, you will be notified and the cashier order(s) and/or cheque(s) will be uncashed and made available for your collection by prior appointment Provided That the Vendor shall be entitled to return the cashier order(s) and/or cheque(s) (if any) to you at your risk by mailing the same by ordinary or register post to your address specified in the Offer Section.
在賣方尚未決定是否接受閣下要約前，閣下所提交之本票及/或支票（如有）將不作兌現。倘賣方接受閣下要約，本票及/或支票（如有）將作兌現，而金額將視作該物業的臨時訂金。倘賣方不接受閣下要約，閣下將獲通知，本票及/或支票（如有）將不作兌現，且經預約閣下可領回本票及/或支票（如有），惟賣方有權將本票及/或支票（如有）以普通或掛號郵遞郵寄至閣下於要約部份填上之地址（遺失風險由閣下承擔）。

(8) If the tenderer is a company, there shall not be any change in the directors and/or shareholders of the tenderer prior to the signing of the Formal Agreement for Sale and Purchase.
如投標人為公司，在簽立正式買賣合約之前，投標人公司之董事及/或股東成員不得有任何更改。

(9) The Vendor does not undertake and is under no obligation to, review, consider or accept the highest offer or any offer at all for the purchase of the Property or any part thereof. The Vendor has the absolute right to withdraw from the sale of the Property or any part thereof at any time before the acceptance of any offer. The Vendor has the absolute right to accept any offer at or before the closing time of the tender or the time specified in (3) above.
賣方並不承諾亦無責任閱覽、考慮或接受認購該物業或其中任何部分最高出價之要約或任何要約。賣方有全權於接受任何要約前於任何時間撤回出售該物業或其中任何部分。賣方有全權於截標時間或之前或第(3)段所述時間或之前接受任何要約。

(10) It is hereby specifically declared by the Vendor that any statement, whether oral or written, made and any action taken by the Vendor or any of its agents or servants in response to any enquiry made by a prospective tenderer or tenderer shall be for guidance and reference purposes only. Any statement shall not be deemed to form part of this Tender Notice and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions set out in this Tender Notice or the PASP.
茲聲明賣方任何人員或代理對有意投標者或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供指引及參考之用。有關之陳述或行動不得作為或視作構成本招標公告、投標表格及臨時合約的一部份。有關之陳述或行動亦不能或視作闡述、更改、否定、豁免或以任何其他形式修改本招標公告或臨時合約的任何條款或條件。

(11) You are advised to instruct your own solicitors to advise you on these terms and conditions and the terms and conditions of the forms of the documents enclosed herewith.
特此建議閣下就本文件之條款及附夾於本文件內各文件之條款向閣下律師尋求意見。

(12) This document and the enclosed forms are all confidential Provided That you may at your reasonable discretion and on a need-to-know basis, disclose the same to your professional advisor(s) but only for purposes of giving professional advice on the matters in connection with the transactions contemplated in these terms and conditions. This document and the enclosed forms are provided to you in consideration of your agreement to the foregoing.
本文件及所附夾之表格均屬機密，惟閣下可按合理酌情權及只向需要知情者透露需要透露之資料的準則將之透露予閣下專業顧問，惟透露之目的僅限於就本文件條款所預期交易之相關事宜提供專業意見。本文件及所附夾之表格均以閣下同意上文規定為代價向閣下提供。

(13) A person who is not a party to this document shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this document.
並非本文件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本文件任何條款及條件或享有本文件任何條款及條件之利益。

(14) In these terms and conditions unless the context requires otherwise words importing the singular number only shall include the plural number and vice versa, words importing a gender (including the neuter gender) only shall include all other genders (including the neuter gender).

本文件條款中，除非文意另有要求，凡指單數的字詞亦指眾數而指眾數的字詞亦指單數，而凡指某一性別（或不屬於男性或女性）的字詞亦指其他性別及不屬於男性或女性者。

(15) The Chinese version of this document is for reference only and in case of conflict between the English version and the Chinese version, the English version shall prevail.
本文件之中文譯本僅供參考之用，如與英文文本有歧義，將以英文文本為準。

OFFER SECTION

要約部份

To be completed and signed by the tenderer(s):
由投標人填妥及簽署：

I/We hereby submit the materials referred to (2) above to the Vendor, namely (please tick "√"):
我/我們特此向賣方提交第（2）段所述之文件如下（請標上"√"）：

- ☐ completed and executed PASP **(IN DUPLICATE)**
  已填妥及簽立之臨時合約（**一式兩份**）
- ☐ the signed Warning to Purchasers **(IN DUPLICATE)**
  已簽署的「對買方的警告」（**一式兩份**）
- ☐ the signed Declaration of Relationship with the Vendor **(IN DUPLICATE)**
  已簽署的「與賣方關係的聲明」（**一式兩份**）
- ☐ the signed Personal Data Collection Statement **(IN DUPLICATE)**
  已簽署的「收集個人資料聲明」（**一式兩份**）
- ☐ the signed Declaration in relation to Intermediary **(IN DUPLICATE)**
  已簽署的「有關中介人的聲明」（**一式兩份**）
- ☐ the signed Vendor's Information Form **(IN DUPLICATE)**
  已簽署的「賣方資料表格」（**一式兩份**）
- ☐ note on Application for Second Mortgage Loan Secured by Property **(IN DUPLICATE)**
  有關物業第二按揭申請須知(**一式兩份, 如適用**）
- ☐ the completed and signed Acknowledgement Letter regarding Bulkhead and False Ceiling **(IN DUPLICATE)**
  已簽署的「有關假陣及假天花及外露結構確認函」（**一式兩份**）
- ☐ one or more Hong Kong Dollar cashier orders issued by a bank duly licenced under Section 16 of the Banking Ordinance (Cap. 155 of the Laws of Hong Kong) ("the Banking Ordinance") in the total amount of 5% of the purchase price you offered and made payable to "Baker & McKenzie", the Vendor's solicitors; and
  一張或多張按《銀行業條例》（香港法例第 155 章）（「銀行業條例」）第 16 條的持牌銀行發出的金額合共等於閣下出價的 5%、而抬頭人為「貝克・麥堅時律師事務所」（即賣方律師）的港幣銀行本票；及

☐ copy(ies) of identification document(s) of all tenderers
所有投標人的身份證明文件之副本

I/We hereby confirm that I/we agree to and am/are bound by the above terms and conditions, in consideration of the Vendor's payment of HK$10 to me/us after receiving my/our written demand.
我/我們特此確認我/我們同意上述條款並受上述條款約束（以賣方收到我/我們書面通知後向我/我們支付港幣10元為代價）。

_____

Signature(s) 簽署

Name of tenderer(s) 投標人的姓名 : _____

No(s). of identification documents 身份證明文件之號碼 : _____

(note: If a tenderer is a natural person please state HKID no. and where not applicable, no. of other valid identification document such as passport (please specify). If a tenderer is a company, please state (i) the business registration number and (ii) place of incorporation)
（請注意：若投標人為自然人， 請填上香港身份證號碼（如不適用則填上其他有效身份證明文件如護照（請列明）；若投標人為公司，請填上（i）商業登記號碼（ii）公司成立地點）

(i)_____
(place of incorporation, if applicable 公司成立地點，如適用 : (ii)_____)

Contact information of the tenderer(s) 投標人聯絡資料 :

Address 地址 : _____

Telephone number 電話號碼 : _____

Fax number 傳真號碼 : _____

Email address 電郵地址 : _____

I/We hereby confirm that (please choose one of the following):
我／我們特此確認（請選擇以下其一）：

☐ before my/our submission of the said documents, the Vendor has made the Property available for my/our viewing and I/we have viewed the Property.
於我/我們提交上述文件前，賣方已開放該物業供我們參觀，而我／我們已參觀該物業。

☐ before my/our submission of the said documents, the Vendor has made the Property available for my/our viewing but after due consideration and out of my / our own free will and choice I / we decided not to view the Property.
於我/我們提交上述文件前，賣方已開放該物業供我們參觀，但經充份考慮後我／我們自主選擇決定不參觀該物業。

☐ before my/our submission of the said documents, since it is not reasonably practicable for the Property to be viewed by me/us the Vendor has made a comparable residential property available for viewing by me/us and I/we have viewed the comparable residential property.
於我/我們提交上述文件前，由於開放該物業予本人/我們參觀並非合理地切實可行，賣方已開放與該物業相若的住宅物業供本人/我們參觀，而我／我們已參觀與該物業相若的住宅物業。

☐ before my/our submission of the said documents, the Vendor has made a comparable residential property available for my/our viewing but after due consideration and out of my / our own free will and choice I / we decided not to view the comparable residential property.
於我/我們提交上述文件前，賣方已開放與該物業相若的住宅物業供我們參觀，但經充份考慮後我／我們自主選擇決定不參觀與該物業相若的住宅物業。

☐ before my/our submission of the said documents, since it is not reasonably practicable for the Property or a comparable residential property to be viewed by me/us, I/we agree that the Vendor is not required to make the Property or such a comparable residential property available for viewing by me/us before the Property is sold to me/us.
於我/我們提交上述文件前，由於開放該物業或與該物業相若的住宅物業供本人/我們參觀並非合理地切實可行，本人/我們同意賣方無須在該物業售予本人/我們之前開放該物業或與該物業相若的住宅物業供本人/我們參觀。

OASIS KAI TAK

PRELIMINARY AGREEMENT FOR SALE AND PURCHASE ("Preliminary Agreement")
臨時買賣合約 ("臨時合約")

Serial No. 編號:
Date 日期:

Vendor 賣方 : Handy Solution Limited

Sales Agent for Vendor 賣方銷售代理人: Wheelock Properties (Hong Kong) Limited (會德豐地產(香港)有限公司)

Vendor's solicitors 賣方律師	BAKER & MCKENZIE 貝克·麥堅時律師事務所	14th Floor, One Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong 香港鰂魚涌英皇道 979 號太古坊一座 14 樓	Tel. No. 電話號碼 Fax No.傳真號碼	2846-2426 2810-1149

Purchaser 買方

Purchasers' / Purchaser's Name(s) 買方姓名 — HKID No./ Passport No./ B.R.No. 香港身份証號碼/護照號碼/商業登記證號碼

(1) _____
(2) _____
(3) _____

Directors' names and HKID Nos. (for corporate purchasers only)
董事姓名及身份証號碼 (只適用於買方為有限公司)

(1) _____
(2) _____

Tel. No 電話號碼

Purchaser's Correspondence/ Registered Address 買方通訊 / 註冊地址 _____

The Vendor agrees to sell and the Purchaser agrees to purchase the Property mentioned below on the following terms and conditions and the "Other Terms and Conditions" set out hereto. 賣方及買方於此同意根據以下條款及後述的"其他條款及條件"出售及購買下述之物業。

Name and Address of the Development 發展項目名稱及地址:

OASIS KAI TAK

10 Muk Ning Street, Kai Tak, Kowloon 九龍啟德沐寧街 10 號

The Property 本物業

Please tick ("√") the appropriate box beside the property(ies) selected for making offer to purchase
請於所選作出要約購買之物業旁邊方格內填上剔號("√"):

	Flat B on G/F – 1/F in Mansion B 低座 B 座地下至 1 樓 B 單位
	Flat B on 2/F – 3/F in Mansion B 低座 B 座 2 樓至 3 樓 B 單位
	Flat C on 2/F – 3/F in Mansion C 低座 C 座 2 樓至 3 樓 C 單位

Purchase Price and 90-day Cash Payment Plan 售價及 90 天現金優惠付款計劃 ☐

The Purchase Price of the Property is 本物業的售價為 HK$ 港幣 _____ 元, which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):-
，並須由買方按以下方式付予賣方（"付款方式"）:-

Preliminary Deposit in the sum of 臨時訂金為數 HK$ 港幣 _____ 元, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement
(即售價的 5%)的臨時訂金，須於簽署本臨時合約時支付

Further Deposit 加付訂金 HK$ 港幣 _____ 元, which is equal to 5% of the Purchase Price shall be paid upon signing of the formal Agreement for Sale & Purchase
(即售價的 5%) 的加付訂金，須於簽署正式合約時支付

Balance of Purchase Price 售價餘額 HK$ 港幣 _____ 元, which is equal to 90% of the purchase price shall be paid on or before the 90th day after the date on which this Preliminary Agreement is signed (the "Completion Date").
(即售價的 90%) 的售價餘額，須於本臨時合約的簽署日期之後的第 90 日當日或之前 (「成交日期」) 付清

Completion Date 成交日期

Purchase Price and 90 days Standby Second Mortgage Loan Plan 售價及 90 天備用二按貸款付款計劃 ☐

The Purchase Price of the Property is 本物業的售價為 HK$ 港幣 _____ 元, which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):-
，並須由買方按以下方式付予賣方（"付款方式"）:-

Preliminary Deposit in the sum of 臨時訂金為數 HK$ 港幣 _____ 元, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement
(即售價的 5%)的臨時訂金，須於簽署本臨時合約時支付

Further Deposit 加付訂金 HK$ 港幣 _____ 元, which is equal to 5% of the Purchase Price shall be paid upon signing of the formal Agreement for Sale & Purchase
(即售價的 5%) 的加付訂金，須於簽署正式合約時支付

Balance of Purchase Price 售價餘額 HK$ 港幣 _____ , which is equal to 90% of the purchase price shall be paid on or before the 90th day after the date on which this Preliminary Agreement is signed (the "Completion Date").
(即售價的 90%) 的售價餘額，須於本臨時合約的簽署日期之後的第 90 日當日或之前 (「成交日期」) 付清

Completion Date 成交日期

Purchase Price and 360-day Cash Payment Plan 售價及 360 天現金優惠付款計劃 ☐

The Purchase Price of the Property is 本物業的售價為 HK$ 港幣 元 , which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):-
，並須由買方按以下方式付予賣方（"付款方式"）:-

Preliminary Deposit in the sum of 臨時訂金為數 HK$ 港幣 元 , which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement
(即售價的 5%)的臨時訂金，須於簽署本臨時合約時支付

Further Deposit 加付訂金 HK$ 港幣 元 , which is equal to 5% of the Purchase Price shall be paid upon signing of the formal Agreement for Sale & Purchase
(即售價的 5%) 的加付訂金，須於簽署正式合約時支付

Part Payment of Purchase Price 部份售價價款 HK$ 港幣 元 , which is equal to 5% of the Purchase Price shall be payable on or before the 90th day after the date on which this Preliminary Agreement is signed
(即售價的 5%) 的部份售價價款，須於本臨時合約的簽署日期之後的第 90 日當日或之前支付

Balance of Purchase Price 售價餘額 HK$ 港幣 元 , which is equal to 85% of the purchase price shall be paid on or before the 360th day after the date on which this Preliminary Agreement is signed (the "Completion Date").
(即售價的 85%) 的售價餘額，須於本臨時合約的簽署日期之後的第 360 日當日或之前 (「成交日期」) 付清

Completion Date 成交日期

Purchase Price and 360-day Standby Second Mortgage Loan Plan 售價及 360 天備用二按貸款付款計劃 ☐

The Purchase Price of the Property is 本物業的售價為 HK$ 港幣 元 , which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):-
，並須由買方按以下方式付予賣方（"付款方式"）:-

Preliminary Deposit in the sum of 臨時訂金為數 HK$ 港幣 元 , which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement
(即售價的 5%)的臨時訂金，須於簽署本臨時合約時支付

Further Deposit 加付訂金 HK$ 港幣 元 , which is equal to 5% of the Purchase Price shall be paid upon signing of the formal Agreement for Sale & Purchase
(即售價的 5%) 的加付訂金，須於簽署正式合約時支付

Part Payment of Purchase Price 部份售價價款 HK$ 港幣 元 , which is equal to 5% of the Purchase Price shall be payable on or before the 90th day after the date on which this Preliminary Agreement is signed
(即售價的 5%) 的部份售價價款，須於本臨時合約的簽署日期之後的第 90 日當日或之前支付

Balance of Purchase Price 售價餘額 HK$ 港幣 元 , which is equal to 85% of the purchase price shall be paid on or before the 360th day after the date on which this Preliminary Agreement is signed (the "Completion Date").
(即售價的 85%) 的售價餘額，須於本臨時合約的簽署日期之後的第 360 日當日或之前 (「成交日期」) 付清

Completion Date 成交日期

Received from the Purchaser the sum of HK$ 茲收到買方港幣 元 Being the Preliminary Deposit payable Upon signing of this Preliminary Agreement. 作為簽訂本臨時合約同時應付之臨時訂金	Received by 經手收款人
Name of Bank 銀行名稱 Cashier's Order/Cheque No. 本票/支票號碼	Signature 簽署

It is hereby agreed and acknowledged by the Purchaser that the foregoing conditions and the provisions under "Other Terms and Conditions" as well as the Appendix shall all form part of this Preliminary Agreement and are incorporated in this Preliminary Agreement.

買方在此同意及明白所有上列條件及"其他條款及條件"下所述之規定以及附錄均構成本臨時合約的部份，並納入本臨時合約。

OTHER TERMS AND CONDITIONS 其他條款及條件:

1. In this Preliminary Agreement ─
   在本臨時合約中:
   (a) "saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
   "實用面積"具有《一手住宅物業銷售條例》(第 621 章) 第 8 條給予該詞的涵義；
   (b) "working day" has the meaning given by section 2(1) of that Ordinance;
   "工作日"具有該條例第 2 (1) 條給予該詞的涵義；
   (c) the floor area of an item under clause 8(a) is calculated in accordance with section 8 (3) of that Ordinance; and
   第 8(a) 條所指的項目的樓面面積，按照該條例第 8(3)條計算；及
   (d) the area of an item under clause 8(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
   第 8(b) 條所指的項目的面積，按照該條例附表 2 第 2 部計算。
2. The Preliminary Deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.
   買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。
3. It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed ─
   按訂約雙方的意向，本臨時合約將會由一份買賣合約 ("正式合約") 取代，正式合約須 ─
   (a) by the Purchaser on or before _____ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
   由買方於 _____ (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立; 及
   (b) by the Vendor on or before_____ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
   由賣方於_____ (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。
4. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
   須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。
5. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
   須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。
6. The Purchaser shall, within FIVE (5) working days after the date on which this Preliminary Agreement is signed, attend the office of the Vendor's solicitors bringing along his Hong Kong Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate and the original of this Preliminary Agreement to (a) sign the Agreement in such form as approved by the Legal Advisory and Conveyancing Office ("LACO") in respect of which none of the terms of the Agreement is permitted to be altered in any way without prior written approval of LACO, (b) make further payment in accordance with the Payment Terms, and (c) pay all stamp duty payable under this Preliminary Agreement and the Agreement.
   買方需於本臨時合約之簽署日期之後五個工作天內攜帶香港身份證或護照或商業登記證(如買方為公司)及本臨時合約的正本到上述賣方律師辦公地點辦理下列手續:(a)簽署一份經地政總署法律諮詢及田土轉易處("地政總署")批核的正式合約，該合約內容除得地政總署書面批准，一概不能更改，(b)交付根據本臨時合約付款方式所述到期應付之款項，並(c)交付全部有關本臨時合約及正式合約應付的印花稅。
7. If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed ─
   如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約─
   (a) this Preliminary Agreement is terminated;
   本臨時合約即告終止；
   (b) the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and
   買方支付的臨時訂金，即被沒收歸於賣方；及
   (c) the Vendor does not have any further claim against the Purchaser for the failure.
   賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。

8. The measurements of the Property are as follows ─
本物業的量度尺寸如下 ─

Please refer to the "Schedule 1" attached to this Preliminary Agreement. The said "Schedule 1" forms part of this Preliminary Agreement.

請參閱隨本臨時合約附上之"附表一"。"附表一"屬本臨時合約一部份。

9. The sale and purchase of the Property includes the fittings, finishes and appliances as follows ─ fittings, finishes and appliances set out in the Appendix.

本物業買賣所包括的裝置、裝修物料及設備如下— 附錄所列明之裝置、裝修物料及設備。

10. Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap.219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.

在不損害《物業轉易及財產條例》(第 219 章)第 13 及 13A 條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。

11. The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 12 and fully understands its contents.

買方已確認收到第 12 條所列出的"對買方的警告"的中英雙語文本，並完全明白其內容。

12. For the purposes of clause 11, the following is the "Warning to Purchasers" ─

就第 11 條而言，"對買方的警告"內容如下─

a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.

如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.

你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。

c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.

現**建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。

d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.

倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.

你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

13. The Purchaser will have to agree with the Vendor in the Agreement to the effect that (a) the Vendor is entitled to keep the Preliminary Deposit if the Agreement is later cancelled in any way whatsoever, and (b) other than entering into a mortgage or charge, the Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of the Agreement of the Property in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment of the Property. The Assignment of the Property must be made in favour of the Purchaser who signed the Agreement of the Property.

買方須於正式合約中與賣方協議大概內容如下 (a)如正式合約於任何情況取消，賣方有權保留臨時訂金，及 (b)本物業之買方除可將本物業用作按揭或押記外，買方不可在完成買賣交易及簽署本物業之轉讓契之前以任何方式或協議提名任何人接受本物業之轉讓契、轉售本物業或轉讓正式合約之利益。本物業的轉讓契必須以簽署本物業之正式合約的買方為受惠人。

14. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand. The Vendor shall deliver vacant possession of the Property to the Purchaser upon completion.
買方在購買本物業時完全知悉本物業的實際狀況及在本物業內之裝置、裝修物料及設備並接受其現狀。本物業成交時，賣方需將本物業交吉予買方。

15. The sale and purchase of the Property shall be completed at the offie of the Vendor's Solicitors during office hours on or before the Completion Date.
本物業買賣須於成交日期或之前於辦公時間內在賣方律師的辦事處完成。

16. Notwithstanding anything to the contrary contained herein, the Purchaser shall be solely responsible for all additional legal costs and disbursements charged by the Vendor's solicitors arising from any sub-sale or nomination by the Purchaser or as a result of the Purchaser requesting the Vendor to execute more than one assignment in respect of the Property.
不論本臨時合約含有何等相反的規定，買方必須獨力承擔所有因買方轉售本物業或提名或指派其他人士或個體作為轉讓契的承讓人或賣方因應買方要求簽署一份以上的轉讓契而產生的額外賣方代表律師費。

17. (a) The buyer's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的買家印花稅(如有的話)，由買方承擔。

    (b) The charges for certified copies of title deeds, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser.
上手契約鑒證本之費用、所有登記費、圖則費及適當比例之大廈公契及管理合約("大廈公契")製作、登記及完成之費用及其他有關本物業的買賣之文件等費用，蓋由買方單獨承擔及繳付。

    (c) Each party shall pay its own solicitors costs and disbursements of and incidental to the Preliminary Agreement, the Agreement and the subsequent Assignment including all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of the Preliminary Agreement, the Agreement and the subsequent Assignment.
買賣雙方必須自行負擔各自聘用律師於擬定、完成、釐印及登記本臨時合約、正式合約及轉讓契之費用及支出及其他一切有關本臨時合約、正式合約及轉讓契之法律費用及支出。

    (d) The Purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase and mortgage (if applicable) of the Property.
買方須負責其在有關買入及抵押(如適用)本物業之所有律師費用及代墊付費用。

18. All Further Deposit, Part Payment of the Purchase Price, Further Part Payment of the Purchase Price and the Balance of Purchase Price shall be paid by the Purchaser by way of cashier order(s) drawn in favour of the Vendor's solicitors
上述加付訂金、部份售價價款、加付部份售價價款及售價餘額需以抬頭寫上賣方律師之銀行本票支付。

19. Upon termination of this Preliminary Agreement in accordance with Clause 7, if this Preliminary Agreement has been registered in the Land Registry by the Purchaser or by any person on his behalf, the Vendor may unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.
在本臨時合約按第 7 條終止時，如買方或任何人代表買方已將本臨時合約登記於土地註冊處登記冊內，賣方可單方面簽署及於土地註冊處登記備忘錄將本臨時合約在土地註冊處內之登記或記錄撤銷。

20. The Purchaser shall inform the Vendor in writing of any change in the Purchaser's correspondence address or contact telephone number.
買方如有更改通訊地址或聯絡電話，須以書面通知賣方。

21. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。

22. Time shall in every respect be of the essence of this Preliminary Agreement.

本臨時合約所規定之時限乃合約要素，必須嚴謹遵守。

23. If the Property under this Preliminary Agreement consists of a residential unit as well as any parking space(s), such Property shall be covered by one single formal agreement for sale and purchase and one single subsequent Assignment.
如本臨時合約下的本物業包括住宅單位也同時包括車位，該物業必須由單一份正式買賣合約及其後單一份轉讓契涵蓋。

24. The Vendor reserves the right to rectify any errors or omissions in the Purchase Price and Payment Terms and the calculation of the Purchase Price of the Property.
賣方保留權利修改該付款方式及該售價在計算方面之錯誤或遺漏。

25. The Purchaser shall upon completion of the sale and purchase of the Property pay to the Manager or the Vendor all management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the DMC and the Purchaser shall reimburse the Vendor for all payments including without limiting to all utilities deposits already paid by the Vendor in respect of the Property.
買方須在完成本物業買賣交易時繳付管理人或賣方一切管理費按金、特別基金、清理廢料的費用、預繳管理費及其他根據大廈公契規定可就本物業收取之其他按金及費用，買方並須償還賣方就本物業已支付的所有費用包括但不限於水電煤按金。

26. This Preliminary Agreement is not preceded by an unwritten sale agreement or an agreement for sale, made between the same parties hereto and on the same terms and conditions hereof.
在本臨時合約簽訂前，相同的買賣雙方並無以相同條款及條件訂立非書面買賣協議或買賣協議。

27. A person who is not a party to this Preliminary Agreement shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this Preliminary Agreement.
並非本臨時合約一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本臨時合約任何條款及條件或享有本臨時合約任何條款及條件之利益。

28. Both English and Chinese versions of this Preliminary Agreement have the same binding effect.
本臨時合約之中英文版本，同具法律效力。

The Purchaser has read this Preliminary Agreement and fully understands the contents of this Preliminary Agreement.

買方已細閱此臨時合約，並完全明白其內容。

Purchaser
買方

For and on behalf of the Vendor
賣方代表

_____

Purchaser's Signature
買方簽署

_____

Authorized signature(s) 經授權簽署
for and on behalf of
Wheelock Properties (Hong Kong) Limited
會德豐地產(香港)有限公司

SCHEDULE 1 附件一

In this Schedule, only the measurements of the property(ies) selected to be purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement:

於本附件中，只有屬於買方於本臨時合約中選購之物業之量度尺寸方適用於本臨時合約:

Flat B on G/F – 1/F in Mansion B

低座 B 座地下至 1 樓 B 單位

(a) the saleable area of the Property is 130.854 square metres / 1,409 square feet of which ─
本物業的實用面積為 130.854 平方米／ 1,409 平方呎，其中─

4.258 square metres / 46 square feet is the floor area of the balcony;
4.258 平方米／ 46 平方呎為露台的樓面面積；

--- square metres / --- square feet is the floor area of the utility platform;
--- 平方米／ --- 平方呎為工作平台的樓面面積；

--- square metres / --- square feet is the floor area of the verandah; and
--- 平方米／ --- 平方呎為陽台的樓面面積；及

(b) other measurements are ─
其他量度尺寸為 ─

the area of the air-conditioning plant room is --- square metres / --- square feet;
空調機房的面積為 --- 平方米／ --- 平方呎；

the area of the bay window is --- square metres / --- square feet;
窗台的面積為 --- 平方米／ --- 平方呎；

the area of the cockloft is --- square metres / --- square feet;
閣樓的面積為 --- 平方米／ --- 平方呎；

the area of the flat roof is --- square metres / --- square feet;
平台的面積為 --- 平方米／ --- 平方呎；

the area of the garden is 41.578 square metres / 448 square feet;
花園的面積為 41.578 平方米／ 448 平方呎；

the area of the parking space is --- square metres / --- square feet;
停車位的面積為 --- 平方米／ --- 平方呎；

the area of the roof is --- square metres / --- square feet;
天台的面積為 --- 平方米／ --- 平方呎；

the area of the stairhood is --- square metres / --- square feet;
梯屋的面積為 --- 平方米／ --- 平方呎；

the area of the terrace is --- square metres / --- square feet;
前庭的面積為 --- 平方米／ --- 平方呎；

the area of the yard is 2.508 square metres / 27 square feet;
庭院的面積為 2.508 平方米／ 27 平方呎。

Flat B on 2/F – 3/F in Mansion B

低座 B 座 2 樓至 3 樓 B 單位

(a) the saleable area of the Property is 126.332 square metres / 1,360 square feet of which ─
本物業的實用面積為 126.332 平方米／ 1,360 平方呎，其中─

4.432 square metres / 48 square feet is the floor area of the balcony;
4.432 平方米／ 48 平方呎為露台的樓面面積；

--- square metres / --- square feet is the floor area of the utility platform;
--- 平方米／ --- 平方呎為工作平台的樓面面積；

--- square metres / --- square feet is the floor area of the verandah; and
--- 平方米／ --- 平方呎為陽台的樓面面積；及

(b) other measurements are ─
其他量度尺寸為 ─

the area of the air-conditioning plant room is --- square metres / --- square feet;
空調機房的面積為 --- 平方米／ --- 平方呎；

the area of the bay window is --- square metres / --- square feet;
窗台的面積為 --- 平方米／ --- 平方呎；

the area of the cockloft is --- square metres / --- square feet;
閣樓的面積為 --- 平方米／ --- 平方呎；

the area of the flat roof is --- square metres / --- square feet;
平台的面積為 --- 平方米／ --- 平方呎；

the area of the garden is --- square metres / --- square feet;
花園的面積為 --- 平方米／ --- 平方呎；

the area of the parking space is --- square metres / --- square feet;
停車位的面積為 --- 平方米／ --- 平方呎；

the area of the roof is 57.544 square metres / 619 square feet;
天台的面積為 57.544 平方米／ 619 平方呎；

the area of the stairhood is 5.059 square metres / 54 square feet;
梯屋的面積為 5.059 平方米／ 54 平方呎；

the area of the terrace is --- square metres / --- square feet;
前庭的面積為 --- 平方米／ --- 平方呎；

the area of the yard is --- square metres / --- square feet;
庭院的面積為 --- 平方米／ --- 平方呎。

Flat C on 2/F – 3/F in Mansion C

低座 C 座 2 樓至 3 樓 C 單位

(a) the saleable area of the Property is 138.945 square metres / 1,496 square feet of which ─
本物業的實用面積為 138.945 平方米／ 1,496 平方呎，其中─

4.690 square metres / 50 square feet is the floor area of the balcony;
4.690 平方米／ 50 平方呎為露台的樓面面積；

--- square metres / --- square feet is the floor area of the utility platform;
--- 平方米／ --- 平方呎為工作平台的樓面面積；

--- square metres / --- square feet is the floor area of the verandah; and
--- 平方米／ --- 平方呎為陽台的樓面面積；及

(b) other measurements are ─
其他量度尺寸為 ─

the area of the air-conditioning plant room is --- square metres / --- square feet;
空調機房的面積為 --- 平方米／ --- 平方呎；

the area of the bay window is --- square metres / --- square feet;
窗台的面積為 --- 平方米／ --- 平方呎；

the area of the cockloft is --- square metres / --- square feet;
閣樓的面積為 --- 平方米／ --- 平方呎；

the area of the flat roof is --- square metres / --- square feet;
平台的面積為 --- 平方米／ --- 平方呎；

the area of the garden is --- square metres / --- square feet;
花園的面積為 --- 平方米／ --- 平方呎；

the area of the parking space is --- square metres / --- square feet;
停車位的面積為 --- 平方米／ --- 平方呎；

the area of the roof is 32.630 square metres / 351 square feet;
天台的面積為 32.630 平方米／ 351 平方呎；

the area of the stairhood is 4.156 square metres / 45 square feet;
梯屋的面積為 4.156 平方米／ 45 平方呎；

the area of the terrace is --- square metres / --- square feet;
前庭的面積為 --- 平方米／ --- 平方呎；

the area of the yard is --- square metres / --- square feet;
庭院的面積為 --- 平方米／ --- 平方呎。

APPENDIX
Fittings, Finishes and Appliances

Internal wall & ceiling	**Internal Wall** Living room, dining room and bedroom finished with emulsion paint (except Unit B of 28/F of Tower 2 & Unit C of G/F & 1/F, 2/F & 3/F of Mansion C). Tower 2 Unit B of 28/F Living room and dining room – internal wall finished with wood veneer, stainless steel, vinyl, glazing and resin panel, and a section of glass partition wall between master bedroom and living room. Master bedroom – internal wall finished with wood veneer, stainless steel and fabric panel, and a section of glass partition wall between master bedroom and living room. Bedroom 1 – internal wall finished with wallpaper, stainless steel and fabric panel. Mansion C Unit C of G/F & 1/F Living room and dining room – internal wall finished with wallpaper, wood veneer, stainless steel trim and finished with emulsion paint. Master ensuite – internal wall finished with wallpaper, wood veneer, fabric panel, stainless steel trim, and a section of glass partition wall. Bedroom 1 – internal wall finished with wallpaper, wood veneer, stainless steel trim. Bedroom 2 – internal wall finished with wallpaper, wood veneer, wood slats, fabric panel and stainless steel trim. Mansion C Unit C of 2/F & 3/F Living room and dining room – internal wall finished with wallpaper, wood veneer, stainless steel trim. Master ensuite – internal wall finished with wallpaper, vinyl headboard, stainless steel trim. Bedroom 1 – internal wall finished with wallpaper, wood veneer, wood slats and stainless steel trim. Bedroom 2 – internal wall finished with wallpaper, wood veneer and stainless steel trim. Bedroom 3 – internal wall finished with wallpaper, wood veneer and stainless steel trim. **Ceiling** Ceiling of living room, dining room and bedroom finished with emulsion paint and gypsum board bulkhead finished with emulsion paint (except Unit B of 28/F of Tower 2 & Unit C of G/F & 1/F, 2/F & 3/F of Mansion C). Tower 2 Unit B of 28/F Ceiling of living room, dining room and master bedroom finished with gypsum board with emulsion paint and stainless steel trim, ceiling of bedroom 1 finished with gypsum board with emulsion paint. Mansion C Unit C of G/F & 1/F Ceiling of living room, dining room, master ensuite, bedroom 1 and bedroom 2 finished with gypsum board with emulsion paint and stainless steel trim. Mansion C Unit C of 2/F & 3/F Ceiling of living room, dining room, master ensuite, bedroom 1, bedroom 2 and bedroom 3 finished with gypsum board with emulsion paint and stainless steel trim.
Internal floor	Living room, dining room and bedroom finished with engineered timber flooring and paint finish skirting (except Unit B of 28/F of Tower 2 & Unit C of G/F & 1/F, 2/F & 3/F of Mansion C). Natural stone border along edge of floor adjoining door to balcony and door to flat roof. Tower 2 Unit B of 28/F

	Living room, dining room and bedroom finished with natural stone flooring and stainless steel skirting. Mansion C Unit C of G/F & 1/F Living room, dining room finished with natural stone flooring and stainless steel skirting. Master Ensuite, bedroom 1 and bedroom 2 finished with engineered timber flooring and stainless steel skirting. Mansion C Unit C of 2/F & 3/F Living room, dining room finished with natural stone flooring and stainless steel skirting. Master Ensuite, bedroom 1, bedroom 2 and bedroom3 finished with engineered timber flooring and stainless steel skirting.
Bathroom	Wall finished with reconstituted stone & glazing (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with natural stone (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint. Wall finishes run up to the false ceiling, except the following units: Tower 1 Master Bathroom at Unit A of 36/F Tower 2 Master Bathroom at Unit A of 36/F Tower 3 Master Bathroom at Unit A of 35/F Tower 5 Master Bathroom at Unit A of 35/F Mansion A Master Bathroom at Unit A, B & C of 1/F & 3/F Mansion B Master Bathroom at Unit A, B & C of 1/F & 3/F Mansion C Master Bathroom at Unit A, B & C of 1/F & 3/F Mansion D Master Bathroom at Unit A, B, C & D of 1/F & 6/F Mansion D Bathroom at Unit A, B, C & D of 2/F & 3/F Wall finished with natural stone (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with natural stone (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint. Wall finishes run up to the false ceiling.
Kitchen/ Open Kitchen	Wall finished with porcelain tiles (Except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone (Except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling, except the following units: Tower 1 Unit A of 36/F Tower 2 Unit A of 36/F Tower 3 Unit A of 35/F Tower 5 Unit A of 35/F Mansion A Unit A, B & C of G/F & 2/F Mansion B Unit A, B & C of G/F & 2/F Mansion C Unit A, B & C of G/F & 2/F Mansion D Unit A, B, C & D of G/F & 5/F Unit A& D of 2/F and 3/F

	For the above units: Wall finished with porcelain tile and glazing (Except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone (Except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling, except the following units: <u>Mansion D</u> Unit B & C of 2/F & 3/F For the above units: Wall finished with glazing (Except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone (Except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.
Doors	**Unit Main Entrance** Solid core timber fire rated door finished with wood veneer and stainless steel trim, and fitted with lockset, concealed door closer, door guard and eye viewer, except the following units: <u>Mansion A</u> Unit A, B & C of G/F <u>Mansion B</u> Unit A, B & C of G/F <u>Mansion C</u> Unit A, B & C of G/F For the above units: Aluminium door finished with timber veneer at indoor side, and fitted with lockset, concealed door closer, flush bolt, door guard and eye viewer. **Inside Living Room (Only applicable to Unit B of 28/F of Tower 2)** Glass sliding door with stainless steel frame. **Kitchen (All non-open kitchen)** Solid core fire rated timber door finished with paint and stainless steel trim, and fitted with fire rated glass vision panel and concealed door closer. **Bedroom** Hollow core timber door finished with paint and stainless steel trim, and fitted with lockset (except Unit B of 28/F of Tower 2). <u>Tower 2</u> Unit B of 28/F Hollow core timber door finished with wood veneer and fitted with lockset. **Master Bathroom** Hollow core timber door finished with paint and stainless steel trim, and fitted with lockset. **Bathroom** Hollow core timber door finished with paint and stainless steel trim, and fitted with lockset (except Unit B of 28/F of Tower 2). <u>Tower 2</u> Unit B of 28/F Hollow core timber door finished with wood veneer and fitted with lockset. **Store Room & Utility Room** Hollow core timber door finished with paint and stainless steel trim, and fitted with lockset (except store room of Unit C of 2/F & 3/F of Mansion C).

	Mansion C Unit C of 2/F & 3/F Store Room – Wooden panel finished with wood veneer and fitted with magnetic catches **Restroom (except those inside Utility Room)** Hollow core timber door finished with paint and stainless steel trim, and fitted with lockset. **Restroom inside Utility Room** Aluminium framed glass door finished with paint and fitted with lockset. **Balcony** Aluminium framed sliding door finished with fluorocarbon coating fitted with tempered tinted glass and lockset. **Flat Roof** Except Unit C of 1/F and 6/F of Mansion D, aluminium framed sliding door finished with fluorocarbon coating fitted with tempered tinted glass and lockset. Unit C of 1/F and 6/F of Mansion D: aluminium framed swing door finished with fluorocarbon coating fitted with tempered tinted glass, and lockset. **Garden** Aluminium framed folding door finished with fluorocarbon coating fitted with tempered tinted glass, pull handle and lockset.
Bathroom	Wooden mirror cabinet and wooden vanity counter with natural stone countertop. Fittings and equipment include vitreous china wash basin with chrome-plated basin mixer, vitreous china water closet, chrome-plated towel bar and chrome-plated toilet paper holder. Copper pipes are used for cold and hot water supply system. Press steel bathtub (1500mm L X 700mm W X 420mm D) with chrome-plated bath mixer in bathrooms with bathtub. Tempered glass shower cubicle with chrome-plated shower mixer in bathrooms with shower cubicle.
Kitchen	Fitted with stainless steel sink with chrome-plated hot and cold water mixer. Kitchen cabinet in plywood board with MDF board door panels finished with high gloss lacquer paint, except the following units: Tower 1 Unit A of 36/F Tower 2 Unit A of 36/F Tower 3 Unit A of 35/F Tower 5 Unit A of 35/F Mansion A Unit A, B, C of G/F & 2/F Mansion B Unit A, B, C of G/F & 2/F Mansion C Unit A, B, C of G/F & 2/F Mansion D Unit A, B, C & D of G/F, 2/F, 3/F & 5/F For the above units: Fitted with stainless steel sink with chrome-plated hot and cold water mixer. Kitchen cabinet in wooden fiber board with wooden fiber door panels finished with wood veneer and MDF board door panels finished with high gloss lacquer paint. Copper pipes for cold and hot water supply system. All cooking bench countertop is fitted with solid surface material. Fire service installations and equipment fitted in or near open kitchen (if applicable) – Sprinkler Head and Multi-sensor Detector.

Bedroom	No fittings (except Unit B of 28/F of Tower 2, Unit A of 1/F, Unit B of 1/F, Unit C of 1/F, Unit B of 3/F of Mansion A, Unit A of 1/F, Unit B of 1/F, Unit B of 3/F & Unit C of 3/F of Mansion B, Unit A of 1/F, Unit B of 1/F, Unit C of 1/F, Unit C of 2/F, Unit A of 3/F, Unit B of 3/F & Unit C of 3/F of Mansion C). <u>Tower 2</u> Unit B of 28/F Bedroom 1 – fitted with built-in wooden wardrobe, wooden shelves, wooden desk and wooden mattress box, fabric curtain, fabric sheer, metal curtain sheer track and wooden pelmet. Master bedroom – fitted with built-in wooden wardrobe with stainless steel frame glass door, wooden mattress box, fabric curtain, fabric sheer, metal curtain sheer track and wooden pelmet. <u>Mansion C</u> Unit C of 1/F Bedroom 1 – fitted with built-in wooden wardrobe with stainless steel frame glass door, wooden shelves, natural stone desk, natural stone side table, wooden mattress box, fabric curtain, fabric sheer, motorized metal curtain track and metal sheer track. Bedroom 2 – fitted with built-in wooden wardrobe, wooden shelves, natural stone desk, wooden desk, wooden mattress box, fabric curtain, fabric sheer, motorized metal curtain track and metal sheer track. Master ensuite – fitted with built-in wooden wardrobe with stainless steel frame glass door, built-in wooden cabinet, natural stone desk, natural stone motorized TV cabinet, wooden mattress box, fabric curtain, fabric sheer, motorized metal curtain track and metal sheer track. <u>Mansion C</u> Unit C of 2/F & 3/F Master Ensuite – fitted with built-in wooden wardrobe with natural stone desk and stainless steel frame glass door, wooden side table, natural stone dressing table, fabric curtain, fabric sheer, motorized metal curtain track and metal sheer track. Bedroom 1 – fitted with built-in wooden wardrobe with stainless steel frame glass door, built-in wooden side table, fabric curtain, fabric sheer, motorized metal curtain track and metal sheer track. Bedroom 2 – fitted with built-in wooden wardrobe with stainless steel frame glass door, wooden shelves finished with stainless steel, natural stone dressing table, natural stone side table, fabric curtain, fabric sheer, motorized metal curtain track and metal sheer track. Bedroom 3 – fitted with concealed wooden wardrobe with wallpaper door, wooden shelves finished with stainless steel and wood veneer, natural stone and wood veneer study table, fabric curtain, fabric sheer, motorized metal curtain track and metal sheer track. <u>Mansion A</u> Unit A of 1/F & Unit C of 1/F <u>Mansion B</u> Unit A of 1/F & Unit C of 3/F <u>Mansion C</u> Unit A of 1/F, Unit A of 3/F & Unit C of 3/F For the above units: Bedroom 2 – fitted with fabric sheer, metal track and wooden pelmet. Bedroom 3 – fitted with fabric sheer, metal track and wooden pelmet. <u>Mansion A</u> Unit B of 1/F & Unit B of 3/F <u>Mansion B</u> Unit B of 1/F & Unit B of 3/F <u>Mansion C</u> Unit B of 1/F & Unit B of 3/F For the above units: Bedroom 3 – fitted with fabric sheer, metal track and wooden pelmet.

Kitchen Appliances	**For the following Studio and 1-bedroom Units of Towers with open kitchen** Induction Hob, Cooker Hood, Washer Dryer, Fridge-Freezer and Microwave Oven with Grill are provided.

Tower 1	5/F – 33/F	Unit C
Tower 1	35/F	Unit C
Tower 1	36/F	Unit C
Tower 2	3/F	Unit B
Tower 3	3/F – 33/F	Unit C
Tower 3	35/F	Unit B
Tower 1	5/F – 33/F	Unit E
Tower 1	35/F	Unit E
Tower 1	36/F	Unit E
Tower 3	3/F – 33/F	Unit E, F
Tower 3	35/F	Unit D, E
Tower 5	3/F – 33/F	Unit D, E
Tower 5	35/F	Unit B, C

For the following 2-bedroom Units of Towers

Gas Hob (Wok Burner), Gas Hob (2 Burners), Cooker Hood, Washer Dryer, Fridge-Freezer and Oven with Microwave are provided.

Tower 2	3/F	Unit C
Tower 2	5/F	Unit C
Tower 2	6/F – 33/F	Unit D
Tower 2	35/F	Unit D
Tower 2	36/F	Unit C
Tower 3	3/F – 33/F	Unit A, B, D
Tower 3	35/F	Unit C
Tower 5	3/F – 33/F	Unit A, B, C

For the following 2-bedroom Units of Towers with open kitchen

Induction Hob, Cooker Hood, Washer Dryer, Fridge-Freezer and Oven with Microwave are provided.

Tower 1	5/F – 33/F	Unit D
Tower 1	35/F	Unit D
Tower 1	36/F	Unit D
Tower 2	3/F	Unit A, D
Tower 2	5/F	Unit B, D
Tower 2	6/F – 33/F	Unit A, C, E
Tower 2	35/F	Unit A, C, E
Tower 2	36/F	Unit B

For the following 2-bedroom Units of Towers with open kitchen

Induction Hob, Cooker Hood, Washer Dryer, Fridge-Freezer and Steam Oven are provided.

Tower 5	35/F	Unit D

For the following 3-bedroom Units of Towers with open kitchen

Induction Hob, Cooker Hood, Washer Dryer, Fridge-Freezer and Oven with Microwave are provided.

Tower 2	5/F	Unit A
Tower 2	6/F – 33/F	Unit B
Tower 2	35/F	Unit B

For the following 3-bedroom Units of Towers

Gas Hob (Wok Burner), Gas Hob (2 Burners), Cooker Hood, Washer Dryer, Fridge-Freezer, Oven with Microwave and Steam Oven are provided.

Tower 1	5/F – 33/F	Unit A, B, F
Tower 1	35/F	Unit A, B, F
Tower 1	36/F	Unit B

For the following 4-bedroom Units of Towers

Gas Hob (Wok Burner), Gas Hob (2 Burners), Barbecue Grill, Cooker Hood, Washer Dryer,

	Microwave Combination Oven, Fridge-Freezer, Steam Oven, Wine Conditioning Unit and Coffee Machine are provided. Tower 1 | 36/F | Unit A Tower 2 | 36/F | Unit A Tower 3 | 35/F | Unit A Tower 5 | 35/F | Unit A **For the following 1-bedroom Units of Mansions with open kitchen** Induction Hob, Cooker Hood, Washer Dryer, Fridge-Freezer and Microwave Oven are provided. Mansion D | 2/F – 3/F | Unit B, C **For the following 3-bedroom Units of Mansions** Gas Hob (Wok Burner), Induction Hob, Cooker Hood, Washer Dryer, Fridge-Freezer, Microwave Combination Oven, Steam Oven and Wine Conditioning Unit are provided. Mansion D | G/F – 1/F | Unit C Mansion D | 5/F – 6/F | Unit C **For the following 3-bedroom Units of Mansions** Gas Hob (Wok Burner), Gas Hob (2 Burners), Cooker Hood, Washer Dryer, Fridge-Freezer, Microwave Combination Oven, Steam Oven and Wine Conditioning Unit are provided. Mansion D | G/F – 1/F | Unit A, B, D Mansion D | 5/F – 6/F | Unit A, B, D **For the following 3-bedroom Units of Mansions** Gas Hob (Wok Burner), Gas Hob (2 Burners), Cooker Hood, Washer Dryer, Fridge-Freezer, Microwave Oven, Combination Steam Oven and Wine Conditioning Unit are provided. Mansion D | 2/F – 3/F | Unit A, D **For the following 4-bedroom Units of Mansions** Gas Hob (Wok Burner), Gas Hob (2 Burners), Barbecue Grill, Cooker Hood, Washer Dryer, Microwave Combination Oven, Fridge-Freezer, Steam Oven, Wine Conditioning Unit and Coffee Machine are provided. Mansion A | G/F – 3/F | Unit A, B, C Mansion B | G/F – 3/F | Unit A, B, C Mansion C | G/F – 3/F | Unit A, B, C
Other Provisions	Air-conditioners are provided in all living room/ dining room, master bedroom and bedroom inside residential units. Portable home automation pad, HA controller, wireless router, infrared transmitter, duct type ventilation fan, water heater, thermo ventilator are provided inside residential units. Wireless Bluetooth amplifier and speaker are provided in the following units Tower 1 | 36/F | Unit A Tower 2 | 36/F | Unit A Tower 3 | 35/F | Unit A Tower 5 | 35/F | Unit A Mansion A | G/F – 3/F | Unit A, B, C Mansion B | G/F – 3/F | Unit A, B, C Mansion C | G/F – 3/F | Unit A, B, C Mansion D | G/F – 6/F | Unit A, B, C, D

Remarks:

There is no 4/F, 13/F, 14/F, 24/F and 34/F at Tower 1, 2, 3&5.

There is no 4/F at Mansion D

附錄
裝置、裝修物料及設備

內牆及天花板	**內牆** 客廳、飯廳及睡房髹上乳膠漆（第2座28樓B單位及低座C座地下及1樓、2樓及3樓C單位除外）。 第2座 28樓B單位 客廳及飯廳 — 牆身以木皮飾面、不銹鋼飾面、仿皮飾面、玻璃飾面及樹脂板飾面鋪砌、另主人睡房與客廳間有一段玻璃間牆。 主人睡房 — 牆身以木皮飾面、不銹鋼飾面及布飾面板鋪砌、另主人睡房與客廳間有一段玻璃間牆。 睡房 1 — 牆身以牆紙飾面、不銹鋼飾面及布飾面板鋪砌。 低座 C 座 地下及 1 樓 C 單位 客廳及飯廳 — 牆身以牆紙飾面、木皮飾面、不銹鋼飾面鋪砌及髹上乳膠漆。 主人套房 — 牆身以牆紙飾面、木皮飾面、布飾面板及不銹鋼飾面鋪砌、另有一段玻璃間牆。 睡房 1 — 牆身以牆紙飾面、木皮飾面及不銹鋼飾面鋪砌。 睡房 2 — 牆身以牆紙飾面、木皮飾面、木條子、布飾面板及不銹鋼飾面鋪砌。 低座 C 座 2 樓及 3 樓 C 單位 客廳及飯廳 — 牆身以牆紙飾面、木皮飾面、不銹鋼飾邊鋪砌。 主人套房 — 牆身以牆紙飾面、仿皮床頭板及不銹鋼飾邊鋪砌。 睡房 1 — 牆身以牆紙飾面、木皮飾面、木條子及不銹鋼飾邊鋪砌。 睡房 2 — 牆身以牆紙飾面、木皮飾面 及不銹鋼飾邊鋪砌。 睡房 3 — 牆身以牆紙飾面、木皮飾面 及不銹鋼飾邊鋪砌。 **天花板** 客廳、飯廳及睡房天花髹上乳膠漆，及裝設髹上乳膠漆的石膏板假陣（第2座28 樓B單位及低座C座地下及1樓、2樓及3樓C單位除外）。 第2座 28樓B單位 客廳、飯廳及主人睡房假天花裝設髹上乳膠漆的石膏板及不銹鋼飾邊，睡房 1 天花髹上乳膠漆。 低座 C 座 地下及 1 樓 C 單位 客廳、飯廳、 主人套房、 睡房 1 及睡房 2 假天花裝設髹上乳膠漆的石膏板及不銹鋼飾邊。 低座 C 座 2 樓及 3 樓 C 單位 客廳、飯廳、主人套房、睡房 1、睡房 2 及睡房 3 天花裝設髹上乳膠漆的石膏板及不銹鋼飾邊。
內部地板	客廳、飯廳及睡房內部地板以複合木鋪砌，及配以油漆腳線（第2座28樓B單位及低座C座地下及1樓、2樓及3樓C單位除外）。通往露台門及平台門之內部地板圍邊部分以天然石鋪砌。 第2座 28樓B單位 客廳、飯廳及睡房內部地板以天然石鋪砌及配以不銹鋼腳線。

	低座 C 座 地下及 1 樓 C 單位 客廳及飯廳內部地板以天然石鋪砌及配以不銹鋼腳線。 主人套房、 睡房 1 及睡房 2 內部地板以複合木鋪砌及配以不銹鋼腳線。 低座 C 座 2 樓及 3 樓 C 單位 客廳及飯廳內部地板以天然石鋪砌及配以不銹鋼腳線。 主人套房、睡房 1、睡房 2 及睡房 3 內部地板以複合木鋪砌及配以不銹鋼腳線。
浴室	牆身以人造石材及玻璃鋪砌（面盆櫃背，鏡櫃背牆身及假天花以上除外）。地板以天然石材鋪砌（浴缸底及面盆櫃底除外）。裝設石膏板假天花髹上乳膠漆。牆身裝修物料鋪砌至假天花，以下單位除外： 第1座 36樓A單位之主人浴室 第2座 36樓A單位之主人浴室 第3座 35樓A單位之主人浴室 第5座 35樓A單位之主人浴室 低座A座 1樓及3樓A、B及C單位之主人浴室 低座B座 1樓及3樓A、B及C單位之主人浴室 低座C座 1樓及3樓A、B及C單位之主人浴室 低座D座 1樓及6樓A、B、C及D單位之主人浴室 低座D座 2樓、3樓A、B、C及D單位之浴室 牆身以天然石材鋪砌（面盆櫃背，鏡櫃背牆身及假天花以上除外）。地板以天然石材鋪砌（浴缸底及面盆櫃底除外）。裝設石膏板假天花髹乳膠漆。牆身裝修物料鋪砌至假天花。
廚房／ 開放式廚房	牆身以瓷磚鋪砌（廚櫃背牆身及假天花以上除外）。地板以天然石材鋪砌（廚櫃底除外）。裝設石膏板假天花髹上乳膠漆。所有灶台面以實體面料安裝。牆身裝修物料鋪砌至假天花，以下單位除外： 第1座 36樓A單位 第2座 36樓A單位 第3座 35樓A單位 第5座 35樓A單位 低座A座 地下及2樓A、B及C單位 低座B座 地下及2樓A、B及C單位 低座C座 地下及2樓A、B及C單位 低座D座 地下及5樓A、B、C及D單位 2樓及3樓A及D單位

	以上單位： 牆身以瓷磚及玻璃鋪砌（廚櫃背牆身及假天花以上除外）。地板以天然石材鋪砌（廚櫃底除外）。裝設石膏板假天花髹上乳膠漆。所有灶台面以實體面料安裝。牆身裝修物料鋪砌至假天花，以下單位除外： 低座D座 2樓及3樓5樓B及C單位 以上單位： 牆身以玻璃鋪砌（廚櫃背牆身及假天花以上除外）。地板以天然石材鋪砌（廚櫃底除外）。裝設石膏板假天花髹上乳膠漆。所有灶台面以實體面料安裝。牆身裝修物料鋪砌至假天花。
門	**單位入口** 選用木皮飾面及不銹鋼飾邊實心防火木門，配以門鎖、隱藏式氣鼓、防盜扣及防盜眼，以下單位除外： 低座A座 地下A、B及C單位 低座B座 地下A、B及C單位 低座C座 地下A、B及C單位 以上單位： 單位入口選用鋁門室內配有木皮飾面，配以門鎖、暗藏式氣鼓、門閂、防盜扣及防盜眼。 **客廳內(只適用於第2座28樓B單位)** 不鏽鋼框玻璃門。 **廚房(所有非開放式廚房)** 選用油漆飾面及不銹鋼飾邊實心防火木門，裝設防火玻璃小窗及隱藏式氣鼓。 **睡房** 選用油漆飾面及不銹鋼飾邊空心木門，配以門鎖 (第2座28樓B單位除外)。 第2座 28樓B單位 選用木皮飾面空心木門，配以門鎖 。 **主人浴室** 選用油漆飾面及不銹鋼飾邊空心木門，配以門鎖。 **浴室** 選用油漆飾面及不銹鋼飾邊空心木門，配以門鎖（第2座28樓B單位除外）。 第2座 28樓B單位 選用木皮飾面空心木門，配以門鎖 。 **儲物房及工作間** 選用油漆飾面及不銹鋼飾邊空心木門，配以門鎖（低座 C 座 2 樓及 3 樓 C 單位儲物房除外）。

	低座 C 座 2 樓及 3 樓 C 單位 儲物房 — 選用木皮飾面木板，配以磁門扣。 **洗手間(於工作間內之洗手間除外)** 選用油漆飾面及不銹鋼飾邊空心木門，配以門鎖。 **工作間內之洗手間** 選用油漆鋁框玻璃門，配以門鎖。 **露台** 選用氟化碳塗層鋁框趟門，配以有色鋼化玻璃及門鎖。 **平台** 除低座D座1樓及6樓C單位外選用氟化碳塗層鋁框趟門，配以有色鋼化玻璃及門鎖。 低座D座1樓及6樓C單位選用氟化碳塗層鋁框掩門，配以有色鋼化玻璃及門鎖。 **花園** 選用氟化碳塗層鋁框折疊門，配以有色鋼化玻璃、把手及門鎖。
浴室	裝設木鏡櫃及木面盆櫃連天然石檯面。 裝置及設備包括：搪瓷洗手盆配鍍鉻水龍頭、搪瓷坐廁、鍍鉻毛巾架及鍍鉻廁紙架。冷熱水供水系統採用銅喉管。 設有浴缸之浴室配備鋼板浴缸（1500毫米長X 700毫米闊X 420毫米深）及鍍鉻浴缸花灑龍頭。 設有淋浴間之浴室配備強化玻璃淋浴間及鍍鉻淋浴花灑。
廚房	裝設不銹鋼洗滌盆連鍍鉻冷熱水水龍頭。廚櫃以木夾板及高光度油漆飾面中級密度纖維門板組成，以下單位除外： 第1座 36樓A單位 第2座 36樓A單位 第3座 35樓A單位 第5座 35樓A單位 低座A座 地下及2樓A、B及C單位 低座B座 地下及2樓A、B及C單位 低座C座 地下及2樓A、B及C單位 低座D座 地下、2樓、3樓及5樓A、B、C及D單位 以上單位： 裝設不銹鋼洗滌盆連鍍鉻冷熱水水龍頭。廚櫃組合以木纖維板，木皮飾面木纖維門板及高光度油漆飾面中級密度纖維門板組成。 冷熱水供水系統採用銅喉管。 所有灶台面以實體面料安裝。 安裝在開放式廚房（如適用）內或附近的消防裝置及設備 — 消防花灑頭及多傳感感應器。
睡房	沒有任何裝置 (第2座28樓B、 低座A座1樓A、1樓B、1樓C及3樓B 低座B座1樓A、1樓B、3樓B及3樓C 低座C座1樓A、1樓B、1樓C、2樓C、3樓A、3樓B及3樓C單位除外）。

	第 2 座 28 樓 B 單位 睡房 1 – 配以嵌入式木衣櫃、木層板、木桌、木床架、布窗簾、布窗紗、窗簾窗紗金屬路軌及木擋板。 主人睡房 – 配以嵌入式木衣櫃連不銹鋼框玻璃門、木床架、布窗簾、布窗紗、窗簾窗紗金屬路軌及木擋板。 低座 C 座 1 樓 C 單位 睡房 1 — 配以嵌入式木衣櫃連不銹鋼框玻璃門、木層板、天然石桌、天然石角几、木床架、布窗簾、布窗紗、電動窗簾金屬路軌及窗紗金屬路軌。 睡房 2 — 配以嵌入式木衣櫃、木層板、天然石桌、木桌、木床架、布窗簾、布窗紗、電動窗簾金屬路軌及窗紗金屬路軌。 主人套房 — 配以嵌入式木衣櫃連不銹鋼框玻璃門、嵌入木櫃、天然石桌、天然石電動電視機櫃、木床架、布窗簾、布窗紗、電動窗簾金屬路軌及窗紗金屬路軌。 低座 C 座 2 樓及 3 樓 C 單位 主人套房 — 配以嵌入式木衣櫃連天然石桌及不銹鋼框玻璃門、木床頭櫃、天然石梳妝台、布窗簾、布窗紗、電動窗簾金屬路軌及窗紗金屬路軌。 睡房 1 — 配以嵌入式木衣櫃連不銹鋼框玻璃門、嵌入式木床頭櫃、布窗簾、布窗紗、電動窗簾金屬路軌及窗紗金屬路軌。 睡房 2 — 配以嵌入式木衣櫃連不銹鋼框玻璃門、不銹鋼飾面木層板、天然石梳妝台、天然石床頭櫃、布窗簾、布窗紗、電動窗簾金屬路軌及窗紗金屬路軌。 睡房 3 — 配以隱藏式木衣櫃連牆紙飾面門、不銹鋼及木皮飾面木層板、天然石及木飾面書桌、布窗簾、布窗紗、電動窗簾金屬路軌及窗紗金屬路軌。 低座 A 座 1 樓 A 及 1 樓 C 單位 低座 B 座 1 樓 A 及 3 樓 C 單位 低座 C 座 1 樓 A 及 3 樓 A 單位 以上單位： 睡房 2 — 配以布窗紗、金屬路軌及木擋板。 睡房 3 — 配以布窗紗、金屬路軌及木擋板。 低座 A 座 1 樓 B 及 3 樓 B 單位 低座 B 座 1 樓 B 及 3 樓 B 單位 低座 C 座 1 樓 B 及 3 樓 B 單位 以上單位： 睡房 3 — 配以布窗紗、金屬路軌及木擋板。
廚房設備	以下大廈的開放式及1房單位之開放式廚房 裝置電磁煮食爐、抽油煙機、洗衣乾衣機、雪櫃連冰廂及微波燒烤爐。

第 1 座	5 樓至 33 樓	C 單位
第 1 座	35 樓	C 單位
第 1 座	36 樓	C 單位
第 2 座	3 樓	B 單位
第 3 座	3 樓至 33 樓	C 單位
第 3 座	35 樓	B 單位

第 1 座	5 樓至 33 樓	E 單位
第 1 座	35 樓	E 單位
第 1 座	36 樓	E 單位
第 3 座	3 樓至 33 樓	E 及 F 單位
第 3 座	35 樓	D 及 E 單位
第 5 座	3 樓至 33 樓	D 及 E 單位
第 5 座	35 樓	B 及 C 單位

以下大廈的2房單位

裝置煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、抽油煙機、洗衣乾衣機、雪櫃連冰廂及微波焗爐。

第 2 座	3 樓	C 單位
第 2 座	5 樓	C 單位
第 2 座	6 樓至 33 樓	D 單位
第 2 座	35 樓	D 單位
第 2 座	36 樓	C 單位
第 3 座	3 樓至 33 樓	A、B 及 D 單位
第 3 座	35 樓	C 單位
第 5 座	3 棲至 33 樓	A、B 及 C 單位

以下大廈的2房單位之開放式廚房

裝置電磁煮食爐、抽油煙機、洗衣乾衣機、雪櫃連冰廂及微波焗爐。

第 1 座	5 樓至 33 樓	D 單位
第 1 座	35 樓	D 單位
第 1 座	36 樓	D 單位
第 2 座	3 樓	A 及 D 單位
第 2 座	5 樓	B 及 D 單位
第 2 座	6 樓至 33 樓	A、C 及 E 單位
第 2 座	35 樓	A、C 及 E 單位
第 2 座	36 樓	B 單位

以下大廈的2房單位之開放式廚房

裝置電磁煮食爐、抽油煙機、洗衣乾衣機、雪櫃連冰廂及蒸爐。

第 5 座	35 樓	D 單位

以下大廈的3房單位之開放式廚房

裝置電磁煮食爐、抽油煙機、洗衣乾衣機、雪櫃連冰廂及微波焗爐。

第 2 座	5 樓	A 單位
第 2 座	6 樓至 33 樓	B 單位
第 2 座	35 樓	B 單位

以下大廈的3房單位

裝置煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、抽油煙機、洗衣乾衣機、雪櫃連冰廂、微波焗爐及蒸爐。

第 1 座	5 樓至 33 樓	A、B 及 F 單位
第 1 座	35 樓	A、B 及 F 單位
第 1 座	36 樓	B 單位

以下大廈的4房單位

裝置煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、燒烤爐、抽油煙機、洗衣乾衣機、微波焗爐、雪櫃連冰廂、蒸爐、酒櫃及咖啡機。

第 1 座	36 樓	A 單位
第 2 座	36 樓	A 單位

第 3 座	35 樓	A 單位
第 5 座	35 樓	A 單位

以下低座的1房單位之開放式廚房
裝置電磁煮食爐、抽油煙機、洗衣乾衣機、雪櫃連冰廂及微波爐。

低座 D 座	2 樓至 3 樓	B 及 C 單位

以下低座的3房單位
裝置煤氣煮食爐(炒鑊用)、電磁煮食爐、抽油煙機、洗衣乾衣機、雪櫃連冰廂、微波焗爐、蒸爐及酒櫃。

低座 D 座	地下至 1 樓	C 單位
低座 D 座	5 樓至 6 樓	C 單位

以下低座的3房單位
裝置煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、抽油煙機、洗衣乾衣機、雪櫃連冰廂、微波焗爐、蒸爐及酒櫃。

低座 D 座	地下至 1 樓	A、B 及 D 單位
低座 D 座	5 樓至 6 樓	A、B 及 D 單位

以下低座的3房單位
裝置煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、抽油煙機、洗衣乾衣機、雪櫃連冰廂、微波爐、蒸焗爐及酒櫃。

低座 D 座	2 樓至 3 樓	A、D 單位

以下低座的4房單位
裝置煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、燒烤爐、抽油煙機、洗衣乾衣機、微波焗爐、雪櫃連冰廂、蒸爐、酒櫃及咖啡機。

低座 A 座	地下至 3 樓	A、B 及 C 單位
低座 B 座	地下至 3 樓	A、B 及 C 單位
低座 C 座	地下至 3 樓	A、B 及 C 單位

其他配套

所有住宅單位的客廳/ 飯廳、主人睡房及睡房均配備空調機。
所有住宅單位均配備家居智能控制器、智能家居控制器、無線路由器、紅外線發射器、風喉式抽氣扇、熱水爐及浴室寶。

以下單位配備無線藍牙擴音器及揚聲器

第 1 座	36 樓	A 單位
第 2 座	36 樓	A 單位
第 3 座	35 樓	A 單位
第 5 座	35 樓	A 單位
低座 A 座	地下至 3 樓	A、B 及 C 單位
低座 B 座	地下至 3 樓	A、B 及 C 單位
低座 C 座	地下至 3 樓	A、B 及 C 單位
低座 D 座	地下至 6 樓	A、B、C 及 D 單位

備註:
第 1、2、3 及 5 座不設 4 樓、13 樓、14 樓、24 樓及 34 樓
低座 D 座不設 4 樓

WARNING TO PURCHASERS
PLEASE READ CAREFULLY
對買方的警告
買方請小心閱讀

Name and address of the Development : OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址： 九龍啟德沐寧街 10 號 OASIS KAI TAK

_____ (the "Property" "該物業")

(Note: Please fill in the Property 註：請填上該物業)

Purchaser(s) 買方：_____

(a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

(b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。

(c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
現**建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。

(d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

(e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

I/We acknowledge receipt of a copy of this warning and fully understand the contents thereof.
我/我們已收到此警告之副本及完全明白此警告之內容。

Dated this day of
公曆 年 月 日

Signature of Purchaser(s)
買方簽署 : _____

To: Handy Solution Limited ("the Vendor" "賣方")
From: _____ (the "Purchaser" "買方")

Dear Sirs,
敬啟者

Re :Declaration of Relationship with the Vendor 與賣方關係的聲明

Name and address of the Development: OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址: 九龍啟德沐寧街 10 號 OASIS KAI TAK

_____ (the "Property" "該物業")
(Note: Please fill in the Property 註：請填上該物業)

We/I hereby confirm that we/I [are/am] or [are not/am not]*:-

(a) a director of the Vendor, or a parent, spouse or child of such a director;
(b) a manager of the Vendor;
(c) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
(d) an associate corporation or holding company of the Vendor;
(e) a director of such an associate corporation or holding company, or a parent, spouse, child of such a director; or
(f) a manager of such an associate corporation or holding company.

holding company of the Vendor (賣方的控權公司) means Spring Colour Limited, Ironhead Holdings Limited, Dannette Holdings Limited, Realty Development Corporation Limited, Wheelock Properties Limited, Myers Investments Limited, Wheelock Investments Limited and Wheelock and Company Limited;
associate corporation (有聯繫法團), in relation to a corporation or specified body, means a subsidiary of the corporation or specified body; or a subsidiary of a holding company of the corporation or specified body;
subsidiary (附屬公司) means a subsidiary within the meaning of the Companies Ordinance (Cap. 622)
manager (經理) has the meaning given by section 2(1) of the Companies Ordinance (Cap.622); and
private company (私人公司) has the meaning given by section 11 of the Companies Ordinance (Cap.622).

We/I declare that the above information is accurate and complete.

We/I hereby further undertake to notify you in writing on any change of the above information on or prior to our/my signing of the formal Agreement for Sale and Purchase.
**Delete as appropriate*

吾等/本人茲確認吾等/本人是/不是*：-

(a) 賣方的董事，或該董事的父母、配偶或子女；
(b) 賣方的經理；
(c) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
(d) 賣方的有聯繫法團或控權公司；
(e) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
(f) 上述有聯繫法團或控權公司的經理；

賣方的控權公司 (holding company of the Vendor) 指 Spring Colour Limited、Ironhead Holdings Limited、Dannette Holdings Limited、聯邦地產有限公司、會德豐地產有限公司、Myers Investments Limited、Wheelock Investments Limited 及會德豐有限公司；
有聯繫法團(associate corporation)就某法團或指明團體而言指該法團或指明團體的附屬公司或該法團或指明團體的控權公司的附屬公司；
附屬公司 (subsidiary) 指《公司條例》(第 622 章)所指的附屬公司；
經理 (manager) 具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；及
私人公司 (private company) 具有《公司條例》(第 622 章)第 11 條給予該詞的涵義。

吾等/本人謹此聲明上述提供資料正確及完整。

吾等/本人茲進一步承諾如吾等/本人在簽立該物業的正式買賣合約或之前就上述情況有任何改變，吾等/本人將以書面通知 貴公司。
**刪除不適用者*
In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何歧義，一切以英文文本為準。

Purchaser(s) / 買方

_____
Name of Purchaser 買方姓名：
Date 日期：

Personal Data Collection Statement
收集個人資料聲明

Name and address of the Development ("the **Development**"): OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址 (「發展項目」)：九龍啟德沐寧街 10 號 OASIS KAI TAK

Vendor 賣方: Handy Solution Limited
Purchaser(s) 買方: _____

Please read the following notes carefully as they contain important information about how we would like to use your personal data.
敬請閣下細閱下列各項須知，因其載有關於我們希望如何使用閣下的個人資料之重要資訊

Wheelock Properties (Hong Kong) Limited ("**WPHKL**") wish to collect your name, identity card number, mailing address, telephone number, email address and fax number (collectively "**personal data**") for the purposes of:
會德豐地產(香港)有限公司（「會德豐地產代理」）擬收集閣下的姓名、身份證號碼、通訊地址、電話號碼、電郵地址及傳真號碼(統稱「個人資料」)作下列用途：

(i) dealing with all legal and other necessary administrative matters relating to your purchase of residential unit(s) and/or parking space(s) in the Development by the Vendor, Wheelock Properties Limited ("the **Developer**") and WPHKL, protecting their interests in the Development, and monitoring the work of WPHKL by the Vendor and the Developer ("**Obligatory Purposes**"); and
(i) 供賣方、會德豐地產有限公司 (「發展商」) 以及會德豐地產代理處理與閣下購買發展項目的住宅單位及/或車位有關的所有法律及其他必需的行政事宜並保障前述各方在發展項目中的權益，以及供賣方及發展商監督會德豐地產代理的工作(「強制性用途」)；及

(ii) sales and direct marketing to you by WPHKL and/or the Developer regarding investment opportunities in the Development, including but not limited to the direct marketing to you of the residential units and parking spaces in the Development and conducting marketing, sale and statistical analysis ("**Voluntary Purposes**").
(ii) 供會德豐地產代理及/或發展商就在發展項目的投資機會向閣下作出銷售及直接促銷，包括但不限於向閣下作出在發展項目的住宅單位及/或車位的直接促銷，以及進行促銷、銷售及統計分析 (「自願性用途」)。

Your personal data is required by WPHKL for the Obligatory Purposes. If you do not provide your personal data to WPHKL for these purposes, WPHKL will not be able to carry out the Obligatory Purposes which may adversely affect your purchase of residential unit(s) and/or parking space(s) in the Development and/or administrative matters relating to the same.
會德豐地產代理乃需要閣下的個人資料作強制性用途。如果閣下不提供閣下的個人資料予會德豐地產代理作此等用途，會德豐地產代理將不能夠作出強制性用途，這可能對閣下購買在發展項目中的的住宅單位及/或車位及/或與此有關的行政事宜有不利影響。

The Voluntary Purposes are only voluntary purposes and you are not obliged to consent to the use of your personal data for these purposes if you do not wish WPHKL and/or the Developer to use your personal data for direct marketing in relation to the investment opportunities in the Development including but not limited to the residential units and parking spaces in the Development, or marketing, sale and statistical analysis.
自願性用途僅屬自願性質，如果閣下不希望會德豐地產代理及/或發展商使用閣下的個人資料於發展項目中的投資機會(包括但不限於在發展項目的住宅單位及/或車位)的直接促銷，或者促銷、銷售及統計分析，閣下並無責任同意閣下的個人資料被用作此等用途。

WPHKL may not so use or provide your personal data for the Voluntary Purposes unless they received your written consent to the intended use and provision.
除非已獲得閣下有關此等使用或提供的書面同意，會德豐地產代理不得使用或提供閣下的個人資料作自願性用途。

WPHKL will take all practicable steps to keep your personal data confidential and (i) **will** provide and transfer your personal data to the Developer for the Obligatory Purposes, and (ii) ***if you agree and provide your written consent***, will provide and transfer your personal data to the Developer who may then use your personal data for the Voluntary Purposes. WPHKL will not transfer your personal data to any other person without your consent.
會德豐地產代理將會採取所有切實可行的步驟，以保密閣下的個人資料，及 (i) 將會把閣下的個人資料提供及轉移予發展商作強制性用途，及 (ii) 如果閣下同意及提供書面同意，將會把閣下的個人資料提供及轉移予發展商，而前述各方繼而可使用閣下的個人資料作自願性用途。在沒有閣下同意下，會德豐地產代理不會把閣下的個人資料轉移予任何其他人士。

You may withdraw your consent and require WPHKL and/or the Developer at any time to cease using your personal data for the Voluntary Purposes and WPHKL and/or the Developer must so cease, without charge.
閣下可隨時撤回閣下的同意並要求會德豐地產代理及/或發展商停止使用閣下的個人資料作自願性用途，而會德豐地產代理及/或發展商必須在不收費的情況下停止如此使用該等資料。

WPHKL will keep your personal data only for so long as necessary to fulfill the Obligatory Purposes and, if you consent, the Voluntary Purposes. WPHKL will not retain your personal data if you withdraw your consent and request WPHKL to cease to do so. Upon fulfillment of the Obligatory Purposes and, if you consent, the Voluntary Purposes, and withdrawal of your consent or occurrence of other circumstances where your personal data is no longer required, WPHKL will destroy your personal data as soon as practicable after WPHKL are no longer obliged to retain such data by law.
會德豐地產代理將只在為落實強制性用途及(如果閣下同意)自願性用途所需的期間內，方會保存閣下的個人資料。如果閣下撤回閣下的同意及要求會德豐地產代理停止如此使用閣下的個人資料，會德豐地產代理將不會保留該等資料。在落實強制性用途及(如果閣下同意)自願性用途後、閣下撤回同意或者出現發生不再需要閣下的個人資料之其他情況時，會德豐地產代理將會在根據法律再無責任保留閣下的個人資料之後，在切實可行的範圍內盡快銷毀該等資料。

You may at any time request access to and/or correct your personal data in WPHKL's records. To exercise these rights, you may contact WPHKL at the addresses below by stating your communication as "Confidential".
閣下可隨時要求查閱及/或改正在會德豐地產代理的紀錄中閣下的個人資料。如要行使此等權利，閣下可按以下地址與會德豐地產代理聯絡，並在閣下的通訊註明「保密」字樣。

If you would like to (1) request (i) access to data or correction of data and/or (ii) general information regarding WPHKL's policies and practices with respect to personal data and (2) raise general questions and complaints about WPHKL's handling of personal data, please address your communication to the following:
如欲 (1) 要求 (i) 查閱資料或改正資料及/或 (ii) 索取有關會德豐地產代理在個人資料方面的政策及實務的一般資料及 (2) 提出有關會德豐地產代理處理個人資料的一般問題及投訴，應致函予以下人士：

Personal Data Privacy Officer
Wheelock Properties (Hong Kong) Limited
Address: 23rd Floor, Wheelock House, 20 Pedder Street, Central, Hong Kong (Marked "Confidential")
個人資料私隱主任
會德豐地產(香港)有限公司
地址：香港中環畢打街 20 號會德豐大廈 23 樓 (註明「保密」字樣)

****
I have read this Statement and agree to its terms.
本人已閱讀本聲明並同意其條款。

□ By checking this box, I instruct WPHKL NOT to use my personal data for the Voluntary Purposes described above, including transfer of my personal data to the Developer. (If I do not check this box, I understand that WPHKL will use my personal data for its Voluntary Purposes described above and transfer my personal data to the Developer for the Voluntary Purposes described above.)

□ 本人在此空格加上剔(「✓」)號，即表示本人指示會德豐地產代理不得使用本人的個人資料作上述自願性用途，包括把本人的個人資料轉移予發展商。(如果本人並不在此空格加上剔(「✓」)號，即表示本人明白，會德豐地產代理將會使用本人的個人資料作其上述自願性用途並把本人的個人資料轉移予發展商作上述自願性用途。)

Signature of Purchaser(s):
買方簽署： _____

Name of Purchaser(s):
買方姓名： _____

Date:
日期： _____

If there is any inconsistency between the English and Chinese version, the English version shall prevail.
英文版本與中文版本如有任何抵觸，應以英文版本為準。

Declaration in relation to Intermediary
有關中介人的聲明

Name and address of the Development : OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址： 九龍啟德沐寧街 10 號 OASIS KAI TAK

_____ (the "Property" "該物業")

(Note: Please fill in the Property 註：請填上該物業)

Purchaser(s) 買方 : _____

Vendor 賣方: Handy Solution Limited

1. 買方確認經由下述人士介紹到賣方簽署臨時買賣合約購買該物業：
The Purchaser(s) hereby declare(s) that the following person has introduced the Purchaser to the Vendor for the purchase of the Property under a Preliminary Agreement for Sale and Purchase:

姓名 Name：_____
地產代理牌照號碼 EAA Licence No.：_____
所屬地產代理公司 Estate Agency: _____

上述介紹人及其所屬地產代理公司後各稱「中介人」。
The aforesaid person, the estate agency to which he/she belongs will each be referred to as an "Intermediary".

2. 買方確認知悉及確認以下各項：
The Purchaser(s) acknowledge(s) and confirm(s) the followings:

(a) 任何中介人均沒有代賣方作出、亦没有被賣方授權或批准代賣方作出任何口頭或書面的協議、陳述、承諾或保證。賣方不須就任何中介人所作出的任何協議、陳述、承諾或保證（如有）向買方或其他人以任何形式負責，在任何情況下亦不須代任何中介人履行該等協議、陳述、承諾或保證。
Each Intermediary did not make and is not authorized or permitted by the Vendor to make any oral or written agreement, representation, warranty or undertaking on behalf of the Vendor. The Vendor is not and will not be liable in any way whatsoever to the Purchaser or anyone for any such agreement, representation, warranty or undertaking made by any Intermediary and is not and will not in any circumstances be liable to perform the same for any Intermediary.

(b) 賣方及其職員並無亦不會直接或間接向買方或任何中介人收取樓價、更改買賣合約及提供資料、副本手續費等以外之任何費用或佣金。買方如遇任何人士以賣方僱員或代理之名義，在購買上述該物業時向其索取任何金錢或其他利益時，買方應向廉政專員公署(I.C.A.C.)舉報。
The Vendor and its staff did not and will not collect directly or indirectly any fees or commissions in addition to the purchase price of the Property and administrative fees for amending the agreement for sale and purchase or provision of information or copies of documents, etc. from the Purchaser or any Intermediary. If there are any person(s) alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption (I.C.A.C.).

(c) 賣方並無授權任何中介人向買方收取任何費用或佣金。
The Vendor did not and will not authorize any Intermediary to collect any fees or commissions from the Purchaser.

(d) 買方與任何中介人之任何轇轕，一概與賣方無關。該物業之買賣交易一切依據該物業之臨時買賣合約及正式買賣合約進行。
The Vendor is not and will not be involved in any dispute between the Purchaser and any Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the formal Agreement for Sale and Purchase of the Property.

3. 本聲明中文譯本僅供參考，如與英文文本有異，概以英文文本作準。
The Chinese translation of this declaration is for reference purposes only. In case of any discrepancy, the English version shall prevail.

買方簽署 PURCHASER(S)

_____

Date 日期：

Vendor's Information Form

賣方資料表格

Name and address of the Development : OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址： 九龍啟德沐寧街 10 號 OASIS KAI TAK
Flat B on G/F – 1/F in Mansion B 低座 B 座地下至 1 樓 B 單位 (with ~~flat roof/roof~~/garden/yard 連同~~平台/天台~~/花園/庭院)
("the Property" "該物業")

Purchaser(s) 買方 : _____
Vendor 賣方 : Handy Solution Limited

(a) The amount of the management fee that is payable for the Property: HK$ 6,492 per month
須就該物業支付的管理費用的款額: 每月港幣$ 6,492 .

(b) The amount of the Government rent (if any) that is payable for the Property: 3% of the rateable value of the Property per annum (See note 1)
須就該物業繳付的地稅(如有的話)的款額: 該物業的每年應課差餉租值的百份之三(見註 1)

(c) The name of the owners' incorporation (if any): Nil
業主立案法團(如有的話)的名稱: 沒有

(d) The name of the manager of the Development: Harriman Property Management Limited
發展項目的管理人的姓名或名稱: 夏利文物業管理有限公司

(e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development: Nil
賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知: 沒有

(f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development: Nil
賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部份恢復原狀的任何通知: 沒有

(g) Any pending claim affecting the Property that is known to the Vendor: Nil
賣方所知的影響該物業的任何待決的申索: 沒有

Note 1: Government rent is currently charged in respect of the entire Development. There is not yet a determination of the amount of Government rent payable for the Property.
註 1：現時地稅就整個發展項目徵收，該物業之地稅暫未釐定。

Date of Printing 印製日期: _____

The Purchaser(s) hereby acknowledge(s) the receipt of a copy of this Vendor's Information Form prior to the Purchaser's(s') signing of the Preliminary Agreement for sale and purchase of the Property.
買方現確認在簽署該物業之臨時買賣合約之前，買方已收到此份賣方資料表格。
Flat B on 2/F – 3/F in Mansion B 低座 B 座 2 樓至 3 樓 B 單位(with flat roof/roof/~~garden/yard~~ 連同平台/天台/~~花園/庭院~~)

Signature(s) of Purchaser(s) 買方簽署 Date 日期

Vendor's Information Form
賣方資料表格

Name and address of the Development : OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址： 九龍啟德沐寧街 10 號 OASIS KAI TAK
Flat B on 2/F – 3/F in Mansion B 低座 B 座 2 樓至 3 樓 B 單位 (with ~~flat roof~~/roof/~~garden/yard~~ 連同~~平台~~/天台/~~花園/庭院~~)
("the Property" "該物業")

Purchaser(s) 買方 : _____
Vendor 賣方 : Handy Solution Limited

(a) The amount of the management fee that is payable for the Property: HK$ 6,541 per month
須就該物業支付的管理費用的款額: 每月港幣$ 6,541 .

(b) The amount of the Government rent (if any) that is payable for the Property: 3% of the rateable value of the Property per annum (See note 1)
須就該物業繳付的地稅(如有的話)的款額: 該物業的每年應課差餉租值的百份之三(見註 1)

(c) The name of the owners' incorporation (if any): Nil
業主立案法團(如有的話)的名稱: 沒有

(d) The name of the manager of the Development: Harriman Property Management Limited
發展項目的管理人的姓名或名稱: 夏利文物業管理有限公司

(e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development: Nil
賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知: 沒有

(f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development: Nil
賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部份恢復原狀的任何通知: 沒有

(g) Any pending claim affecting the Property that is known to the Vendor: Nil
賣方所知的影響該物業的任何待決的申索: 沒有

Note 1: Government rent is currently charged in respect of the entire Development. There is not yet a determination of the amount of Government rent payable for the Property.
註 1：現時地稅就整個發展項目徵收，該物業之地稅暫未釐定。

Date of Printing 印製日期: _____

The Purchaser(s) hereby acknowledge(s) the receipt of a copy of this Vendor's Information Form prior to the Purchaser's(s') signing of the Preliminary Agreement for sale and purchase of the Property.
買方現確認在簽署該物業之臨時買賣合約之前，買方已收到此份賣方資料表格。

_____ _____
Signature(s) of Purchaser(s) 買方簽署 Date 日期

Vendor's Information Form

賣方資料表格

Name and address of the Development : OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址： 九龍啟德沐寧街 10 號 OASIS KAI TAK
Flat C on 2/F – 3/F in Mansion C 低座 C 座 2 樓至 3 樓 C 單位(with ~~flat roof~~/roof/~~garden/yard~~ 連同~~平台~~/天台/~~花園/庭院~~)
("the Property" "該物業")

Purchaser(s) 買方 : _____
Vendor 賣方 : Handy Solution Limited

(a) The amount of the management fee that is payable for the Property: HK$ 7,033 per month
須就該物業支付的管理費用的款額: 每月港幣$ 7,033 .

(b) The amount of the Government rent (if any) that is payable for the Property: 3% of the rateable value of the Property per annum (See note 1)
須就該物業繳付的地稅(如有的話)的款額: 該物業的每年應課差餉租值的百份之三(見註 1)

(c) The name of the owners' incorporation (if any): Nil
業主立案法團(如有的話)的名稱: 沒有

(d) The name of the manager of the Development: Harriman Property Management Limited
發展項目的管理人的姓名或名稱: 夏利文物業管理有限公司

(e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development: Nil
賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知: 沒有

(f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development: Nil
賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部份恢復原狀的任何通知: 沒有

(g) Any pending claim affecting the Property that is known to the Vendor: Nil
賣方所知的影響該物業的任何待決的申索: 沒有

Note 1: Government rent is currently charged in respect of the entire Development. There is not yet a determination of the amount of Government rent payable for the Property.
註 1：現時地稅就整個發展項目徵收，該物業之地稅暫未釐定。

Date of Printing 印製日期: _____

The Purchaser(s) hereby acknowledge(s) the receipt of a copy of this Vendor's Information Form prior to the Purchaser's(s') signing of the Preliminary Agreement for sale and purchase of the Property.
買方現確認在簽署該物業之臨時買賣合約之前，買方已收到此份賣方資料表格。

Signature(s) of Purchaser(s) 買方簽署 Date 日期

Acknowledgement Letter regarding Bulkhead and False Ceiling and Exposed Structure

有關假陣及假天花及外露結構確認函

Name and address of the Development : OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址： 九龍啟德沐寧街 10 號 OASIS KAI TAK

_____ (the "Property" "該物業")

(Note: Please fill in the Property 註：請填上該物業)

The Vendor 賣方： Handy Solution Limited

The Purchaser 買方： _____

I/We, the undersigned, hereby acknowledge and confirm that I/we am/are aware of the following and all its implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property (the "Preliminary Agreement"):
本人/我們即下述簽署人，僅此確認在本人/我們簽署該物業之臨時買賣合約（「臨時合約」）之前，本人/我們已獲悉以下事項及其所有影響：

Certain part(s) of the Property will have bulkhead(s) and/or false ceiling(s) and/or exposed structure(s) at the ceiling. The locations of such bulkhead(s) and/or false ceiling(s) and/or exposed structure(s) are for identification purpose only shown on the floor plan(s) of the Property annexed hereto.
該物業之若干部分的天花板將設有假陣及/或假天花及/或外露結構。該等假陣及/或假天花及/或外露結構之位置在本函所附之該物業平面圖上顯示，僅供識別。

As a result of the aforesaid bulkhead(s) and/or false ceiling(s) and/or exposed structure(s), the clear headroom of the relevant parts of the Property (i.e. the height between the top surface of the structural slab of the floor and the exposed bottom surface of the bulkhead/ceiling/exposed structure at the ceiling) will approximately be as specified on the floor plan(s) of the Property annexed hereto. The clear headroom specified on the floor plan(s) of the Property annexed hereto is approximate height and is for reference only. The thickness of the finishes of the floor and the finishes of the bulkhead/false ceiling/exposed structure at the ceiling has not been taken into account in the calculation of the aforesaid approximate height. Furthermore, due to the normal construction deviation and variations in the thickness of finishes, it is possible that there will be a difference between the clear headroom of the actual Property obtained by taking measurements inside the actual Property and the clear headroom as specified on the floor plan(s) of the Property annexed hereto.
由於上述假陣及/或假天花及/或外露結構，該物業相關部分之淨空高度（即石屎地台面與天花板假陣/假天花/外露結構之外露底部之高度距離）將大約為在本函所附之該物業平面圖上所標示者。該物業平面圖上所標示之淨空高度為大約高度，僅供參考，上述大約高度並無將該物業地面的裝修物料及天花板假陣/假天花/外露結構的裝修物料的厚度納入計算之中，且因正常施工誤差及裝修物料厚薄不一，實際於該物業內量度得出之淨空高度可能會與該物業平面圖上所標示之淨空高度不同。

I/We acknowledge that I/we do not have any objection and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to the above or in connection with the above, whether before or after completion of the sale and purchase.
本人／我們確認就此及對有關上述無任何反對，並不得因此或就此在買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。

This letter shall not prejudice the Preliminary Agreement nor its subsequent formal sale and purchase agreement, including without limitation to the Vendor's right to alter the building plans and the right to substitute the fittings, finishes and appliances of the Property and the generality of those rights.
本函並不影響臨時合約及其後之正式買賣合約，包括（但不限於）買賣合約項下賣方改動建築圖則的權利及以其他裝置、裝修物料及設備代替該物業裝置、裝修物料及設備的權利及該等權利之概括性。

The Chinese version of this letter is for information only and in case of inconsistency, the English version shall prevail.本函之中文譯本僅供參考之用，如有歧義，仍以英文本為準。

賣方代表
For and on behalf of the Vendor

_____
Authorized Signature(s) 授權人士簽署

經妥當及謹慎考慮本函之內容後，我/我們同意接受本函及受本函所有條款及條件規限。
After due and careful consideration of the content of this letter, I/we agree to accept the same and be bound by all the terms and conditions herein set out.

買方簽署
Signed by the Purchaser

_____
日期 Date:_____

有關物業第二按揭申請須知
Note on Application for Second Mortgage Loan Secured by Property

Name and address of the Development: OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址: 九龍啟德沐寧街 10 號 OASIS KAI TAK
Mansion 低座 ___ Floor ___ 樓 Unit ___ 單位 [(with flat roof/roof/garden/yard 連同平台/天台/花園/庭院)]
(the "Property" "該物業")
(Note: Please fill in the Property 註：請填上該物業)

Purchaser(s) 買方：_____
Vendor 賣方: Handy Solution Limited

1. 買方明白第二按揭貸款批出與否及其條款，受制於賣方指定的二按財務機構 (「HARBOUR HORIZON LIMITED」) 的絕對最終決定權，與賣方無關，且於任何情況下賣方均無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。賣方或賣方指定的二按財務機構亦有權隨時停止提供第二按揭貸款而無須另行通知。
The Purchaser(s) hereby understand the approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the Vendor's designated second mortgage financing company ("HARBOUR HORIZON LIMITED") and are not related to the Vendor (which shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full transaction price. The Vendor or the Vendor's designated second mortgage financing company may also stop providing the second mortgage loan at any time without further notice.

2. 第一按揭貸款銀行須為賣方所指定及轉介之銀行，買方並須首先得到該銀行書面同意辦理第二按揭貸款。第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
First mortgagee bank shall be nominated and referred by the Vendor and the Purchaser(s) shall obtain a prior written consent from the first mortgagee bank to apply for a second mortgage loan. First mortgage loan and second mortgage loan shall be processed by the relevant mortgagees independently.

3. 買方明白第二按揭貸款受賣方指定的二按財務機構所定的其他條款及細則約束，而第二按揭貸款的貸款年期，按揭成數，按揭利率會根據發展項目已經或將會發出之相關之價單而有所更改。
The Purchaser(s) hereby understand the second mortgage loan is subject to other terms and conditions as determined by the Vendor's designated second mortgage financing company. The second mortgage loan tenor, mortgage percentage and interest rate is / will be subjected to the Price List(s) of the Development issued or to be issued by the Vendor.

4. 所有第二按揭貸款之法律文件必須由賣方(或賣方指定的二按財務機構)的指定律師行辦理，買方須支付所有第二按揭貸款相關之律師費及雜費。
All legal documents of the second mortgage shall be handled by the Vendor's (or Vendor's designated second mortgage financing company) designated solicitors and all legal costs and disbursements relating thereto shall be borne by the Purchaser(s).

5. 在申請第二按揭貸款時, 買方及其擔保人(如有)必須提供足夠文件證明其還款能力，包括但不限於提供以下文件：
In applying for the second mortgage loan, the Purchaser(s) and the Guarantor(s) (if any) shall provide satisfactory documents to prove his/her/their repayment ability, including but not limited to providing sufficient documents as follows :

(i) 臨時買賣合約副本
Copy of Preliminary Agreement for Sale and Purchase

(ii) 香港身份證明文件副本 (押記人/按揭人/借款人及擔保人(如有))
Copies of Hong Kong Identity Cards of the Chargor(s)/Mortgagor(s)/Borrower(s) and Guarantor(s) (if any)

(iii) 入息證明副本 (押記人/按揭人/借款人及擔保人(如有))
Copies of Income Proof of the Chargor(s)/Mortgagor(s)/Borrower(s) and Guarantor(s) (if any)

(a) 如押記人/按揭人/借款人或擔保人(如有)為受僱人士
Chargor(s)/Mortgagor(s)/Borrower(s) or Guarantor(s) (if any) are on employment

受僱於本港僱主之固定受薪人士
For regular salary earner from Hong Kong employer
- 最近三個月有顯示薪金存款之銀行存摺/月結單

Bank book/statements which show last 3 months' salary deposits
- 最近期之稅單
Latest tax assessment and demand note
- 以下任何一份文件:
Any one of the following documents:
(i) 最近三個月之糧單
Payroll advices for last 3 months
(ii) 僱主信
Employer's letter
(如受聘現時僱主少於六個月，請附上前一份工作之最後三個月收入證明)
(If length of service with present employer is less than 6 months prior to application, prior employer's salary proof of last 3 months)

非固定收入人士或受僱於非本港僱主人士
For non-regular income earner or with employer outside Hong Kong
- 最近六個月有顯示薪金存款之銀行存摺/月結單
Bank book/statements which show last 6 months' salary deposits
- 最近期之稅單
Latest tax assessment and demand note
- 以下任何一份文件:
Any one of the following documents:
(i) 最近六個月之糧單
Payroll advices for last 6 months
(ii) 僱主信
Employer's letter
(如受聘現時僱主少於六個月，請附上前一份工作之最後三個月收入證明)
(If length of service with present employer is less than 6 months prior to application, prior employer's salary proof of last 3 months)

(b) 如押記人/按揭人/借款人或擔保人(如有)為自僱人士
Self-employed Chargor(s)/Mortgagor(s)/Borrower(s) or Guarantor(s) (if any)

獨資/合夥
For sole-proprietor/ partnership
- 商業登記証
Business Registration Certificate
- 公司擁有權證明 (須列明擁有權百分比)
Proof of ownership (state ownership percentage)
- 個人及公司最近六個月之銀行月結單
Bank statements for latest 6 months (Personal and Company)
- 以下任何一份文件:
Any one of the following documents:
(i) 利得稅繳納通知書
Profits Tax Assessment and Demand Note
(ii) 最近之財務報表，包括損益表及資產負債表/財務狀況表
Latest Financial Statements, including Profit & Loss Accounts and Balance Sheet / Statements of Financial Position

有限公司
For incorporated company
- 商業登記證
Business Registration Certificate
- 公司註冊證書
Certificate of Incorporation
- 公司周年申報表及更改董事通知書(如有) (公司註冊處– Form NAR1 and ND2A)
Company's Annual Return and Notice of Change of Director (if any)
(Company Registry - Form NAR1 and ND2A)
- 公司股東名冊(如有更改)
Company's Register of members / shareholders (if there is any change of members/shareholders)
- 個人及公司最近六個月之銀行月結單
Bank statements for latest 6 months (Personal and Company)
- 以下任何一份文件:
Any one of the following documents:

(i) 利得稅繳納通知書
Profits Tax Assessment and Demand Note
(ii) 最近已審核之財務報表及最近之財務報表，包括損益表及資產負債表/財務狀況表
Latest Audited Financial Statements and latest Financial Statements, including Profit & Loss Accounts and Balance Sheet / Statements of Financial Position

(c) 租金收入人士
Rental income earner
- 六個月或以上剩餘租賃期的有效租約
Valid lease agreement with a residual term of 6 or more months
- 物業擁有權證明 (如非本港物業)
Proof of ownership (for property located outside Hong Kong)
- 最近三個月之銀行存摺/月結單
Bank book/statements for latest 3 months

(iv) 銀行按揭批核信副本
(批核信內文需訂明第一按揭銀行同意該樓宇作第二按揭)
Copy of Facility Letter issued by the First Mortgagee Bank
(The Facility Letter should mention that First Mortgagee Bank has consented to the Second Mortgage)

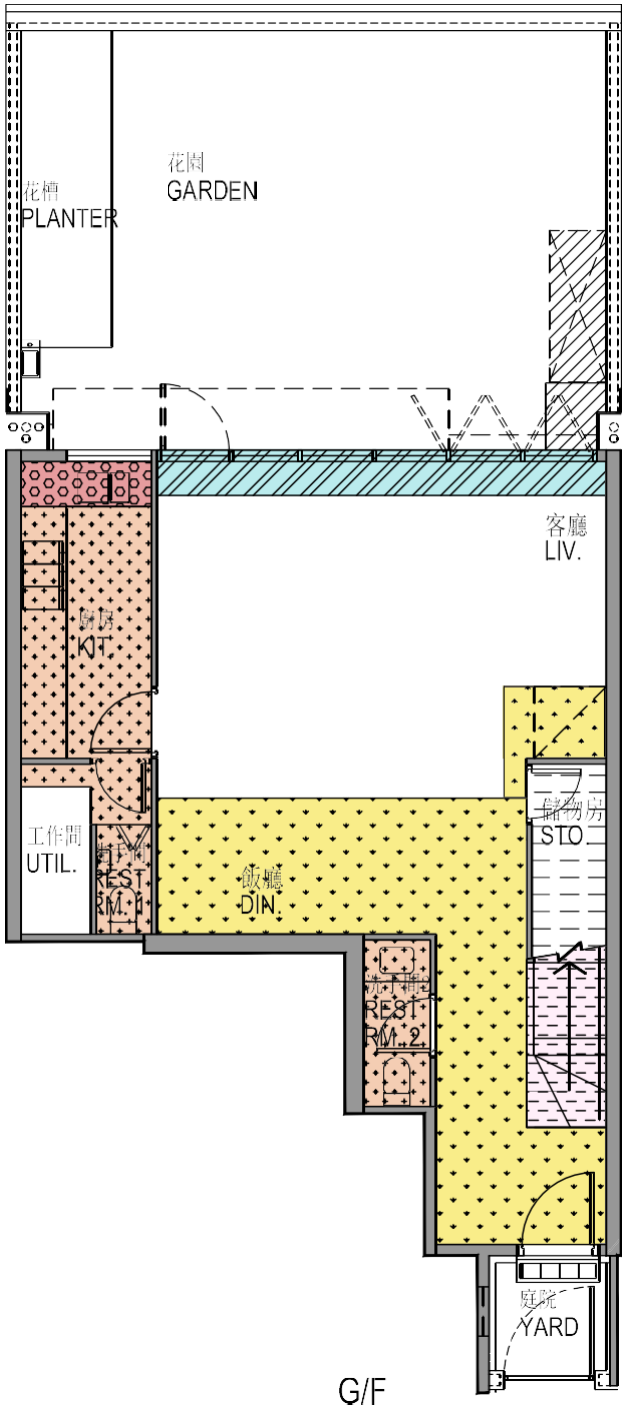
6. 買方需就申請第二按揭貸款繳交港幣$5,000 不可退還的申請手續費，支票抬頭為「HARBOUR HORIZON LIMITED」。
A non-refundable application fee of HK$5,000 for the second mortgage loan shall be payable by the Purchaser(s), the cheque shall be made payable to "HARBOUR HORIZON LIMITED".

買方確認知悉及明白以上各項。
The Purchaser(s) acknowledge and understand the above.

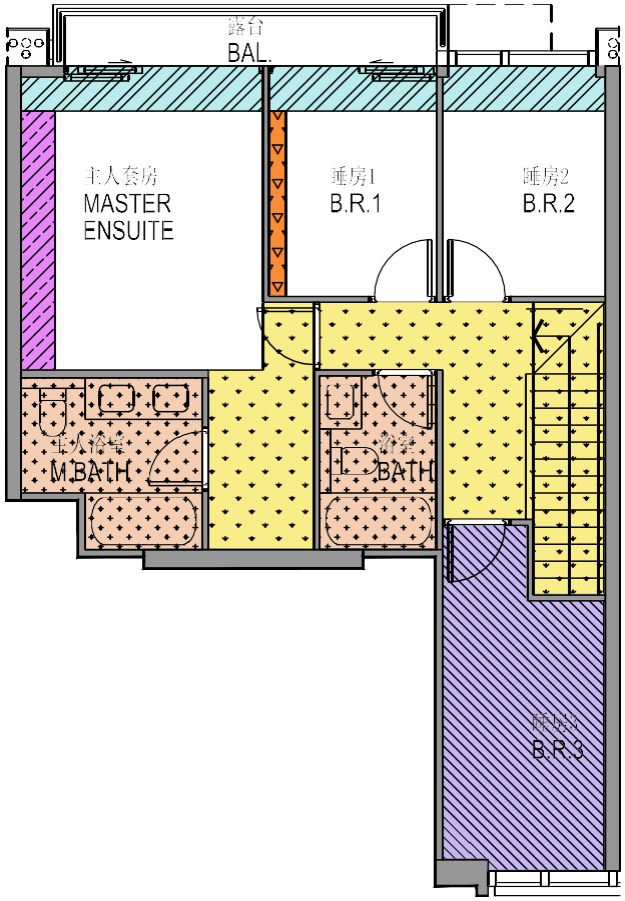
買方簽署
Signed by the Purchaser(s)

_____

日期 Date:_____



G/F



1/F

MANSION B G/F - 1/F UNIT B
低座B座 地下至一樓 B單位

- Bulkhead (clear headroom: 2450mm)
  假陣（淨空高度：2450 毫米）
- Bulkhead (clear headroom: 2500mm)
  假陣（淨空高度：2500 毫米）
- Bulkhead (clear headroom: 2650mm)
  假陣（淨空高度：2650 毫米）
- Bulkhead (clear headroom: 2700mm)
  假陣（淨空高度：2700 毫米）
- Bulkhead (clear headroom: 3000mm)
  假陣（淨空高度：3000 毫米）
- Exposed structure (clear headroom: 2850mm)
  外露結構(淨空高度：2850 毫米)
- Exposed structure (clear headroom: 3000mm)
  外露結構(淨空高度：3000 毫米)
- Bulkhead or Exposed structure
  (clear headroom: min. 2000mm)
  假陣或外露結構(淨空高度：不少於2000 毫米)

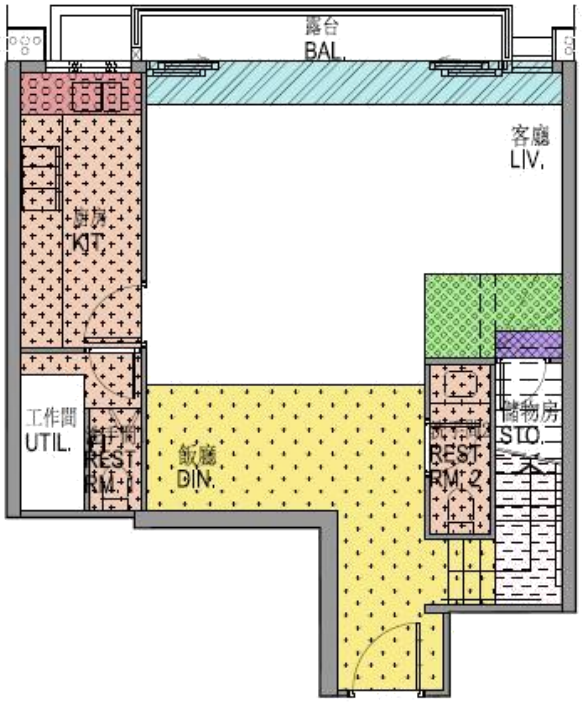
Scale 比例:

M/米 0 1 2 5

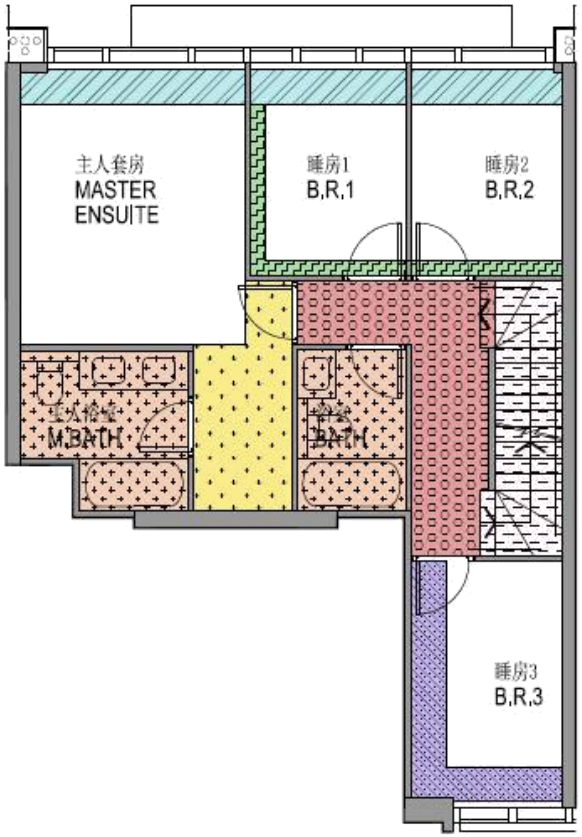
N

For reference only. This plan is for showing the location of the bulkhead(s) and/or false ceiling(s) and/or exposed structure(s) only. Other matters shown in this plan may not reflect their latest conditions. This plan does not and shall not be construed as constituting any offer, representation, warranty or contractual term whether expressed or implied (whether relating to view or not).
僅供參考。本圖僅作顯示假陣及/或假天花及/或外露結構的位置。圖中所示之其他事項未必能反映其最新狀況。本圖並不構成亦不得詮釋成任何不論明示或隱含之要約、陳述、保證或合約條款（不論是否有關景觀）。

MANSION B 2/F - 3/F UNIT B
低座B座 二樓至三樓 B單位



2/F



3/F

Bulkhead (clear headroom: 2450mm)
假陣（淨空高度：2450 毫米）

Bulkhead (clear headroom: 2500mm)
假陣（淨空高度：2500 毫米）

Bulkhead (clear headroom: 2550mm)
假陣（淨空高度：2550 毫米）

Bulkhead (clear headroom: 2650mm)
假陣（淨空高度：2650 毫米）

Bulkhead (clear headroom: 2700mm)
假陣（淨空高度：2700 毫米）

Bulkhead (clear headroom: 2850mm)
假陣（淨空高度：2850 毫米）

Exposed structure (clear headroom: 2850mm)
外露結構(淨空高度：2850 毫米)

Bulkhead or Exposed structure
(clear headroom: min. 2000mm)
假陣或外露結構(淨空高度：不少於2000 毫米)

Exposed structure
(clear headroom: 2150-2550mm)
外露結構(淨空高度：2150-2550 毫米)

Scale 比例:

M/米 0 1 2 5

For reference only. This plan is for showing the location of the bulkhead(s) and/or false ceiling(s) and/or exposed structure(s) only. Other matters shown in this plan may not reflect their latest conditions. This plan does not and shall not be construed as constituting any offer, representation, warranty or contractual term whether expressed or implied (whether relating to view or not).
僅供參考。本圖僅作顯示假陣及/或假天花及/或外露結構的位置，圖中所示之其他事項未必能反映其最新狀況。本圖並不構成亦不得詮釋成任何不論明示或隱含之要約、陳述、保證或合約條款（不論是否有關景觀）。

OASIS KAI TAK

PRELIMINARY AGREEMENT FOR SALE AND PURCHASE ("Preliminary Agreement")
臨時買賣合約 ("臨時合約")

Serial No. 編號:
Date 日期:

Vendor 賣方 : Handy Solution Limited

Sales Agent for Vendor 賣方銷售代理人: Wheelock Properties (Hong Kong) Limited (會德豐地產(香港)有限公司)

Vendor's solicitors 賣方律師	BAKER & MCKENZIE 貝克·麥堅時律師事務所	14th Floor, One Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong 香港鰂魚涌英皇道 979 號太古坊一座 14 樓	Tel. No. 電話號碼 Fax No.傳真號碼	2846-2426 2810-1149

Purchaser 買方

Purchasers' / Purchaser's Name(s) 買方姓名 — HKID No./ Passport No./ B.R.No. 香港身份証號碼/護照號碼/商業登記證號碼

(1) _____
(2) _____
(3) _____

Directors' names and HKID Nos. (for corporate purchasers only)
董事姓名及身份証號碼 (只適用於買方為有限公司)

(1) _____
(2) _____

Tel. No 電話號碼

Purchaser's Correspondence/ Registered Address 買方通訊 / 註冊地址 _____

The Vendor agrees to sell and the Purchaser agrees to purchase the Property mentioned below on the following terms and conditions and the "Other Terms and Conditions" set out hereto. 賣方及買方於此同意根據以下條款及後述的"其他條款及條件"出售及購買下述之物業。

Name and Address of the Development 發展項目名稱及地址:

OASIS KAI TAK

10 Muk Ning Street, Kai Tak, Kowloon 九龍啟德沐寧街 10 號

The Property 本物業

Please tick ("√") the appropriate box beside the property(ies) selected for making offer to purchase
請於所選作出要約購買之物業旁邊方格內填上剔號("√"):

	Flat B on G/F – 1/F in Mansion B 低座 B 座地下至 1 樓 B 單位
	Flat B on 2/F – 3/F in Mansion B 低座 B 座 2 樓至 3 樓 B 單位
	Flat C on 2/F – 3/F in Mansion C 低座 C 座 2 樓至 3 樓 C 單位

Purchase Price and 90-day Cash Payment Plan 售價及 90 天現金優惠付款計劃 ☐

The Purchase Price of the Property is 本物業的售價為 HK$ 港幣 _____ 元, which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):-
，並須由買方按以下方式付予賣方（"付款方式"）:-

Preliminary Deposit in the sum of 臨時訂金為數 HK$ 港幣 _____ 元, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement
(即售價的 5%)的臨時訂金，須於簽署本臨時合約時支付

Further Deposit 加付訂金 HK$ 港幣 _____ 元, which is equal to 5% of the Purchase Price shall be paid upon signing of the formal Agreement for Sale & Purchase
(即售價的 5%) 的加付訂金，須於簽署正式合約時支付

Balance of Purchase Price 售價餘額 HK$ 港幣 _____ 元, which is equal to 90% of the purchase price shall be paid on or before the 90th day after the date on which this Preliminary Agreement is signed (the "Completion Date").
(即售價的 90%) 的售價餘額，須於本臨時合約的簽署日期之後的第 90 日當日或之前 (「成交日期」) 付清

Completion Date 成交日期

Purchase Price and 90 days Standby Second Mortgage Loan Plan 售價及 90 天備用二按貸款付款計劃 ☐

The Purchase Price of the Property is 本物業的售價為 HK$ 港幣 _____ 元, which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):-
，並須由買方按以下方式付予賣方（"付款方式"）:-

Preliminary Deposit in the sum of 臨時訂金為數 HK$ 港幣 _____ 元, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement
(即售價的 5%)的臨時訂金，須於簽署本臨時合約時支付

Further Deposit 加付訂金 HK$ 港幣 _____ 元, which is equal to 5% of the Purchase Price shall be paid upon signing of the formal Agreement for Sale & Purchase
(即售價的 5%) 的加付訂金，須於簽署正式合約時支付

Balance of Purchase Price 售價餘額 HK$ 港幣 _____ , which is equal to 90% of the purchase price shall be paid on or before the 90th day after the date on which this Preliminary Agreement is signed (the "Completion Date").
(即售價的 90%) 的售價餘額，須於本臨時合約的簽署日期之後的第 90 日當日或之前 (「成交日期」) 付清

Completion Date 成交日期

Purchase Price and 360-day Cash Payment Plan 售價及 360 天現金優惠付款計劃 ☐

The Purchase Price of the Property is 本物業的售價為 HK$ 港幣 元 , which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):-
，並須由買方按以下方式付予賣方（"付款方式"）:-

Preliminary Deposit in the sum of 臨時訂金為數 HK$ 港幣 元 , which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement
(即售價的 5%)的臨時訂金，須於簽署本臨時合約時支付

Further Deposit 加付訂金 HK$ 港幣 元 , which is equal to 5% of the Purchase Price shall be paid upon signing of the formal Agreement for Sale & Purchase
(即售價的 5%) 的加付訂金，須於簽署正式合約時支付

Part Payment of Purchase Price 部份售價價款 HK$ 港幣 元 , which is equal to 5% of the Purchase Price shall be payable on or before the 90th day after the date on which this Preliminary Agreement is signed
(即售價的 5%) 的部份售價價款，須於本臨時合約的簽署日期之後的第 90 日當日或之前支付

Balance of Purchase Price 售價餘額 HK$ 港幣 元 , which is equal to 85% of the purchase price shall be paid on or before the 360th day after the date on which this Preliminary Agreement is signed (the "Completion Date").
(即售價的 85%) 的售價餘額，須於本臨時合約的簽署日期之後的第 360 日當日或之前 (「成交日期」) 付清

Completion Date 成交日期

Purchase Price and 360-day Standby Second Mortgage Loan Plan 售價及 360 天備用二按貸款付款計劃 ☐

The Purchase Price of the Property is 本物業的售價為 HK$ 港幣 元 , which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):-
，並須由買方按以下方式付予賣方（"付款方式"）:-

Preliminary Deposit in the sum of 臨時訂金為數 HK$ 港幣 元 , which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement
(即售價的 5%)的臨時訂金，須於簽署本臨時合約時支付

Further Deposit 加付訂金 HK$ 港幣 元 , which is equal to 5% of the Purchase Price shall be paid upon signing of the formal Agreement for Sale & Purchase
(即售價的 5%) 的加付訂金，須於簽署正式合約時支付

Part Payment of Purchase Price 部份售價價款 HK$ 港幣 元 , which is equal to 5% of the Purchase Price shall be payable on or before the 90th day after the date on which this Preliminary Agreement is signed
(即售價的 5%) 的部份售價價款，須於本臨時合約的簽署日期之後的第 90 日當日或之前支付

Balance of Purchase Price 售價餘額 HK$ 港幣 元 , which is equal to 85% of the purchase price shall be paid on or before the 360th day after the date on which this Preliminary Agreement is signed (the "Completion Date").
(即售價的 85%) 的售價餘額，須於本臨時合約的簽署日期之後的第 360 日當日或之前 (「成交日期」) 付清

Completion Date 成交日期

Received from the Purchaser the sum of HK$ 茲收到買方港幣 元 Being the Preliminary Deposit payable Upon signing of this Preliminary Agreement. 作為簽訂本臨時合約同時應付之臨時訂金	Received by 經手收款人
Name of Bank 銀行名稱 Cashier's Order/Cheque No. 本票/支票號碼	Signature 簽署

It is hereby agreed and acknowledged by the Purchaser that the foregoing conditions and the provisions under "Other Terms and Conditions" as well as the Appendix shall all form part of this Preliminary Agreement and are incorporated in this Preliminary Agreement.

買方在此同意及明白所有上列條件及"其他條款及條件"下所述之規定以及附錄均構成本臨時合約的部份，並納入本臨時合約。

OTHER TERMS AND CONDITIONS 其他條款及條件:

1. In this Preliminary Agreement ─
   在本臨時合約中:
   (a) "saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
   "實用面積"具有《一手住宅物業銷售條例》(第 621 章) 第 8 條給予該詞的涵義；
   (b) "working day" has the meaning given by section 2(1) of that Ordinance;
   "工作日"具有該條例第 2 (1) 條給予該詞的涵義；
   (c) the floor area of an item under clause 8(a) is calculated in accordance with section 8 (3) of that Ordinance; and
   第 8(a) 條所指的項目的樓面面積，按照該條例第 8(3)條計算；及
   (d) the area of an item under clause 8(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
   第 8(b) 條所指的項目的面積，按照該條例附表 2 第 2 部計算。
2. The Preliminary Deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.
   買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。
3. It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed ─
   按訂約雙方的意向，本臨時合約將會由一份買賣合約 ("正式合約") 取代，正式合約須 ─
   (a) by the Purchaser on or before _____ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
   由買方於 _____ (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立; 及
   (b) by the Vendor on or before_____ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
   由賣方於_____ (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。
4. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
   須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。
5. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
   須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。
6. The Purchaser shall, within FIVE (5) working days after the date on which this Preliminary Agreement is signed, attend the office of the Vendor's solicitors bringing along his Hong Kong Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate and the original of this Preliminary Agreement to (a) sign the Agreement in such form as approved by the Legal Advisory and Conveyancing Office ("LACO") in respect of which none of the terms of the Agreement is permitted to be altered in any way without prior written approval of LACO, (b) make further payment in accordance with the Payment Terms, and (c) pay all stamp duty payable under this Preliminary Agreement and the Agreement.
   買方需於本臨時合約之簽署日期之後五個工作天內攜帶香港身份證或護照或商業登記證(如買方為公司)及本臨時合約的正本到上述賣方律師辦公地點辦理下列手續:(a)簽署一份經地政總署法律諮詢及田土轉易處("地政總署")批核的正式合約，該合約內容除得地政總署書面批准，一概不能更改，(b)交付根據本臨時合約付款方式所述到期應付之款項，並(c)交付全部有關本臨時合約及正式合約應付的印花稅。
7. If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed ─
   如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約─
   (a) this Preliminary Agreement is terminated;
   本臨時合約即告終止；
   (b) the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and
   買方支付的臨時訂金，即被沒收歸於賣方；及
   (c) the Vendor does not have any further claim against the Purchaser for the failure.
   賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。

8. The measurements of the Property are as follows ─
本物業的量度尺寸如下 ─

Please refer to the "Schedule 1" attached to this Preliminary Agreement. The said "Schedule 1" forms part of this Preliminary Agreement.

請參閱隨本臨時合約附上之"附表一"。"附表一"屬本臨時合約一部份。

9. The sale and purchase of the Property includes the fittings, finishes and appliances as follows ─ fittings, finishes and appliances set out in the Appendix.

本物業買賣所包括的裝置、裝修物料及設備如下— 附錄所列明之裝置、裝修物料及設備。

10. Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap.219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.

在不損害《物業轉易及財產條例》(第 219 章)第 13 及 13A 條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。

11. The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 12 and fully understands its contents.

買方已確認收到第 12 條所列出的"對買方的警告"的中英雙語文本，並完全明白其內容。

12. For the purposes of clause 11, the following is the "Warning to Purchasers" ─

就第 11 條而言，"對買方的警告"內容如下─

a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.

如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.

你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。

c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.

現**建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。

d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.

倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.

你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

13. The Purchaser will have to agree with the Vendor in the Agreement to the effect that (a) the Vendor is entitled to keep the Preliminary Deposit if the Agreement is later cancelled in any way whatsoever, and (b) other than entering into a mortgage or charge, the Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of the Agreement of the Property in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment of the Property. The Assignment of the Property must be made in favour of the Purchaser who signed the Agreement of the Property.

買方須於正式合約中與賣方協議大概內容如下 (a)如正式合約於任何情況取消，賣方有權保留臨時訂金，及 (b)本物業之買方除可將本物業用作按揭或押記外，買方不可在完成買賣交易及簽署本物業之轉讓契之前以任何方式或協議提名任何人接受本物業之轉讓契、轉售本物業或轉讓正式合約之利益。本物業的轉讓契必須以簽署本物業之正式合約的買方為受惠人。

14. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand. The Vendor shall deliver vacant possession of the Property to the Purchaser upon completion.
買方在購買本物業時完全知悉本物業的實際狀況及在本物業內之裝置、裝修物料及設備並接受其現狀。本物業成交時，賣方需將本物業交吉予買方。

15. The sale and purchase of the Property shall be completed at the offie of the Vendor's Solicitors during office hours on or before the Completion Date.
本物業買賣須於成交日期或之前於辦公時間內在賣方律師的辦事處完成。

16. Notwithstanding anything to the contrary contained herein, the Purchaser shall be solely responsible for all additional legal costs and disbursements charged by the Vendor's solicitors arising from any sub-sale or nomination by the Purchaser or as a result of the Purchaser requesting the Vendor to execute more than one assignment in respect of the Property.
不論本臨時合約含有何等相反的規定，買方必須獨力承擔所有因買方轉售本物業或提名或指派其他人士或個體作為轉讓契的承讓人或賣方因應買方要求簽署一份以上的轉讓契而產生的額外賣方代表律師費。

17. (a) The buyer's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的買家印花稅(如有的話)，由買方承擔。

    (b) The charges for certified copies of title deeds, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser.
上手契約鑒證本之費用、所有登記費、圖則費及適當比例之大廈公契及管理合約("大廈公契")製作、登記及完成之費用及其他有關本物業的買賣之文件等費用，蓋由買方單獨承擔及繳付。

    (c) Each party shall pay its own solicitors costs and disbursements of and incidental to the Preliminary Agreement, the Agreement and the subsequent Assignment including all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of the Preliminary Agreement, the Agreement and the subsequent Assignment.
買賣雙方必須自行負擔各自聘用律師於擬定、完成、釐印及登記本臨時合約、正式合約及轉讓契之費用及支出及其他一切有關本臨時合約、正式合約及轉讓契之法律費用及支出。

    (d) The Purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase and mortgage (if applicable) of the Property.
買方須負責其在有關買入及抵押(如適用)本物業之所有律師費用及代墊付費用。

18. All Further Deposit, Part Payment of the Purchase Price, Further Part Payment of the Purchase Price and the Balance of Purchase Price shall be paid by the Purchaser by way of cashier order(s) drawn in favour of the Vendor's solicitors
上述加付訂金、部份售價價款、加付部份售價價款及售價餘額需以抬頭寫上賣方律師之銀行本票支付。

19. Upon termination of this Preliminary Agreement in accordance with Clause 7, if this Preliminary Agreement has been registered in the Land Registry by the Purchaser or by any person on his behalf, the Vendor may unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.
在本臨時合約按第 7 條終止時，如買方或任何人代表買方已將本臨時合約登記於土地註冊處登記冊內，賣方可單方面簽署及於土地註冊處登記備忘錄將本臨時合約在土地註冊處內之登記或記錄撤銷。

20. The Purchaser shall inform the Vendor in writing of any change in the Purchaser's correspondence address or contact telephone number.
買方如有更改通訊地址或聯絡電話，須以書面通知賣方。

21. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。

22. Time shall in every respect be of the essence of this Preliminary Agreement.

本臨時合約所規定之時限乃合約要素，必須嚴謹遵守。

23. If the Property under this Preliminary Agreement consists of a residential unit as well as any parking space(s), such Property shall be covered by one single formal agreement for sale and purchase and one single subsequent Assignment.
如本臨時合約下的本物業包括住宅單位也同時包括車位，該物業必須由單一份正式買賣合約及其後單一份轉讓契涵蓋。

24. The Vendor reserves the right to rectify any errors or omissions in the Purchase Price and Payment Terms and the calculation of the Purchase Price of the Property.
賣方保留權利修改該付款方式及該售價在計算方面之錯誤或遺漏。

25. The Purchaser shall upon completion of the sale and purchase of the Property pay to the Manager or the Vendor all management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the DMC and the Purchaser shall reimburse the Vendor for all payments including without limiting to all utilities deposits already paid by the Vendor in respect of the Property.
買方須在完成本物業買賣交易時繳付管理人或賣方一切管理費按金、特別基金、清理廢料的費用、預繳管理費及其他根據大廈公契規定可就本物業收取之其他按金及費用，買方並須償還賣方就本物業已支付的所有費用包括但不限於水電煤按金。

26. This Preliminary Agreement is not preceded by an unwritten sale agreement or an agreement for sale, made between the same parties hereto and on the same terms and conditions hereof.
在本臨時合約簽訂前，相同的買賣雙方並無以相同條款及條件訂立非書面買賣協議或買賣協議。

27. A person who is not a party to this Preliminary Agreement shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this Preliminary Agreement.
並非本臨時合約一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本臨時合約任何條款及條件或享有本臨時合約任何條款及條件之利益。

28. Both English and Chinese versions of this Preliminary Agreement have the same binding effect.
本臨時合約之中英文版本，同具法律效力。

The Purchaser has read this Preliminary Agreement and fully understands the contents of this Preliminary Agreement.

買方已細閱此臨時合約，並完全明白其內容。

Purchaser
買方

For and on behalf of the Vendor
賣方代表

_____

Purchaser's Signature
買方簽署

_____

Authorized signature(s) 經授權簽署
for and on behalf of
Wheelock Properties (Hong Kong) Limited
會德豐地產(香港)有限公司

SCHEDULE 1 附件一

In this Schedule, only the measurements of the property(ies) selected to be purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement:

於本附件中，只有屬於買方於本臨時合約中選購之物業之量度尺寸方適用於本臨時合約:

Flat B on G/F – 1/F in Mansion B

低座 B 座地下至 1 樓 B 單位

(a) the saleable area of the Property is 130.854 square metres / 1,409 square feet of which ─
本物業的實用面積為 130.854 平方米／ 1,409 平方呎，其中─

4.258 square metres / 46 square feet is the floor area of the balcony;
4.258 平方米／ 46 平方呎為露台的樓面面積；

--- square metres / --- square feet is the floor area of the utility platform;
--- 平方米／ --- 平方呎為工作平台的樓面面積；

--- square metres / --- square feet is the floor area of the verandah; and
--- 平方米／ --- 平方呎為陽台的樓面面積；及

(b) other measurements are ─
其他量度尺寸為 ─

the area of the air-conditioning plant room is --- square metres / --- square feet;
空調機房的面積為 --- 平方米／ --- 平方呎；

the area of the bay window is --- square metres / --- square feet;
窗台的面積為 --- 平方米／ --- 平方呎；

the area of the cockloft is --- square metres / --- square feet;
閣樓的面積為 --- 平方米／ --- 平方呎；

the area of the flat roof is --- square metres / --- square feet;
平台的面積為 --- 平方米／ --- 平方呎；

the area of the garden is 41.578 square metres / 448 square feet;
花園的面積為 41.578 平方米／ 448 平方呎；

the area of the parking space is --- square metres / --- square feet;
停車位的面積為 --- 平方米／ --- 平方呎；

the area of the roof is --- square metres / --- square feet;
天台的面積為 --- 平方米／ --- 平方呎；

the area of the stairhood is --- square metres / --- square feet;
梯屋的面積為 --- 平方米／ --- 平方呎；

the area of the terrace is --- square metres / --- square feet;
前庭的面積為 --- 平方米／ --- 平方呎；

the area of the yard is 2.508 square metres / 27 square feet;
庭院的面積為 2.508 平方米／ 27 平方呎。

Flat B on 2/F – 3/F in Mansion B

低座 B 座 2 樓至 3 樓 B 單位

(a) the saleable area of the Property is 126.332 square metres / 1,360 square feet of which ─
本物業的實用面積為 126.332 平方米／ 1,360 平方呎，其中─

4.432 square metres / 48 square feet is the floor area of the balcony;
4.432 平方米／ 48 平方呎為露台的樓面面積；

--- square metres / --- square feet is the floor area of the utility platform;
--- 平方米／ --- 平方呎為工作平台的樓面面積；

--- square metres / --- square feet is the floor area of the verandah; and
--- 平方米／ --- 平方呎為陽台的樓面面積；及

(b) other measurements are ─
其他量度尺寸為 ─

the area of the air-conditioning plant room is --- square metres / --- square feet;
空調機房的面積為 --- 平方米／ --- 平方呎；

the area of the bay window is --- square metres / --- square feet;
窗台的面積為 --- 平方米／ --- 平方呎；

the area of the cockloft is --- square metres / --- square feet;
閣樓的面積為 --- 平方米／ --- 平方呎；

the area of the flat roof is --- square metres / --- square feet;
平台的面積為 --- 平方米／ --- 平方呎；

the area of the garden is --- square metres / --- square feet;
花園的面積為 --- 平方米／ --- 平方呎；

the area of the parking space is --- square metres / --- square feet;
停車位的面積為 --- 平方米／ --- 平方呎；

the area of the roof is 57.544 square metres / 619 square feet;
天台的面積為 57.544 平方米／ 619 平方呎；

the area of the stairhood is 5.059 square metres / 54 square feet;
梯屋的面積為 5.059 平方米／ 54 平方呎；

the area of the terrace is --- square metres / --- square feet;
前庭的面積為 --- 平方米／ --- 平方呎；

the area of the yard is --- square metres / --- square feet;
庭院的面積為 --- 平方米／ --- 平方呎。

Flat C on 2/F – 3/F in Mansion C

低座 C 座 2 樓至 3 樓 C 單位

(a) the saleable area of the Property is 138.945 square metres / 1,496 square feet of which ─
本物業的實用面積為 138.945 平方米／ 1,496 平方呎，其中─

4.690 square metres / 50 square feet is the floor area of the balcony;
4.690 平方米／ 50 平方呎為露台的樓面面積；

--- square metres / --- square feet is the floor area of the utility platform;
--- 平方米／ --- 平方呎為工作平台的樓面面積；

--- square metres / --- square feet is the floor area of the verandah; and
--- 平方米／ --- 平方呎為陽台的樓面面積；及

(b) other measurements are ─
其他量度尺寸為 ─

the area of the air-conditioning plant room is --- square metres / --- square feet;
空調機房的面積為 --- 平方米／ --- 平方呎；

the area of the bay window is --- square metres / --- square feet;
窗台的面積為 --- 平方米／ --- 平方呎；

the area of the cockloft is --- square metres / --- square feet;
閣樓的面積為 --- 平方米／ --- 平方呎；

the area of the flat roof is --- square metres / --- square feet;
平台的面積為 --- 平方米／ --- 平方呎；

the area of the garden is --- square metres / --- square feet;
花園的面積為 --- 平方米／ --- 平方呎；

the area of the parking space is --- square metres / --- square feet;
停車位的面積為 --- 平方米／ --- 平方呎；

the area of the roof is 32.630 square metres / 351 square feet;
天台的面積為 32.630 平方米／ 351 平方呎；

the area of the stairhood is 4.156 square metres / 45 square feet;
梯屋的面積為 4.156 平方米／ 45 平方呎；

the area of the terrace is --- square metres / --- square feet;
前庭的面積為 --- 平方米／ --- 平方呎；

the area of the yard is --- square metres / --- square feet;
庭院的面積為 --- 平方米／ --- 平方呎。

APPENDIX
Fittings, Finishes and Appliances

Internal wall & ceiling	**Internal Wall** Living room, dining room and bedroom finished with emulsion paint (except Unit B of 28/F of Tower 2 & Unit C of G/F & 1/F, 2/F & 3/F of Mansion C). Tower 2 Unit B of 28/F Living room and dining room – internal wall finished with wood veneer, stainless steel, vinyl, glazing and resin panel, and a section of glass partition wall between master bedroom and living room. Master bedroom – internal wall finished with wood veneer, stainless steel and fabric panel, and a section of glass partition wall between master bedroom and living room. Bedroom 1 – internal wall finished with wallpaper, stainless steel and fabric panel. Mansion C Unit C of G/F & 1/F Living room and dining room – internal wall finished with wallpaper, wood veneer, stainless steel trim and finished with emulsion paint. Master ensuite – internal wall finished with wallpaper, wood veneer, fabric panel, stainless steel trim, and a section of glass partition wall. Bedroom 1 – internal wall finished with wallpaper, wood veneer, stainless steel trim. Bedroom 2 – internal wall finished with wallpaper, wood veneer, wood slats, fabric panel and stainless steel trim. Mansion C Unit C of 2/F & 3/F Living room and dining room – internal wall finished with wallpaper, wood veneer, stainless steel trim. Master ensuite – internal wall finished with wallpaper, vinyl headboard, stainless steel trim. Bedroom 1 – internal wall finished with wallpaper, wood veneer, wood slats and stainless steel trim. Bedroom 2 – internal wall finished with wallpaper, wood veneer and stainless steel trim. Bedroom 3 – internal wall finished with wallpaper, wood veneer and stainless steel trim. **Ceiling** Ceiling of living room, dining room and bedroom finished with emulsion paint and gypsum board bulkhead finished with emulsion paint (except Unit B of 28/F of Tower 2 & Unit C of G/F & 1/F, 2/F & 3/F of Mansion C). Tower 2 Unit B of 28/F Ceiling of living room, dining room and master bedroom finished with gypsum board with emulsion paint and stainless steel trim, ceiling of bedroom 1 finished with gypsum board with emulsion paint. Mansion C Unit C of G/F & 1/F Ceiling of living room, dining room, master ensuite, bedroom 1 and bedroom 2 finished with gypsum board with emulsion paint and stainless steel trim. Mansion C Unit C of 2/F & 3/F Ceiling of living room, dining room, master ensuite, bedroom 1, bedroom 2 and bedroom 3 finished with gypsum board with emulsion paint and stainless steel trim.
Internal floor	Living room, dining room and bedroom finished with engineered timber flooring and paint finish skirting (except Unit B of 28/F of Tower 2 & Unit C of G/F & 1/F, 2/F & 3/F of Mansion C). Natural stone border along edge of floor adjoining door to balcony and door to flat roof. Tower 2 Unit B of 28/F

	Living room, dining room and bedroom finished with natural stone flooring and stainless steel skirting. Mansion C Unit C of G/F & 1/F Living room, dining room finished with natural stone flooring and stainless steel skirting. Master Ensuite, bedroom 1 and bedroom 2 finished with engineered timber flooring and stainless steel skirting. Mansion C Unit C of 2/F & 3/F Living room, dining room finished with natural stone flooring and stainless steel skirting. Master Ensuite, bedroom 1, bedroom 2 and bedroom3 finished with engineered timber flooring and stainless steel skirting.
Bathroom	Wall finished with reconstituted stone & glazing (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with natural stone (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint. Wall finishes run up to the false ceiling, except the following units: Tower 1 Master Bathroom at Unit A of 36/F Tower 2 Master Bathroom at Unit A of 36/F Tower 3 Master Bathroom at Unit A of 35/F Tower 5 Master Bathroom at Unit A of 35/F Mansion A Master Bathroom at Unit A, B & C of 1/F & 3/F Mansion B Master Bathroom at Unit A, B & C of 1/F & 3/F Mansion C Master Bathroom at Unit A, B & C of 1/F & 3/F Mansion D Master Bathroom at Unit A, B, C & D of 1/F & 6/F Mansion D Bathroom at Unit A, B, C & D of 2/F & 3/F Wall finished with natural stone (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with natural stone (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint. Wall finishes run up to the false ceiling.
Kitchen/ Open Kitchen	Wall finished with porcelain tiles (Except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone (Except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling, except the following units: Tower 1 Unit A of 36/F Tower 2 Unit A of 36/F Tower 3 Unit A of 35/F Tower 5 Unit A of 35/F Mansion A Unit A, B & C of G/F & 2/F Mansion B Unit A, B & C of G/F & 2/F Mansion C Unit A, B & C of G/F & 2/F Mansion D Unit A, B, C & D of G/F & 5/F Unit A& D of 2/F and 3/F

	For the above units: Wall finished with porcelain tile and glazing (Except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone (Except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling, except the following units: <u>Mansion D</u> Unit B & C of 2/F & 3/F For the above units: Wall finished with glazing (Except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone (Except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.
Doors	**Unit Main Entrance** Solid core timber fire rated door finished with wood veneer and stainless steel trim, and fitted with lockset, concealed door closer, door guard and eye viewer, except the following units: <u>Mansion A</u> Unit A, B & C of G/F <u>Mansion B</u> Unit A, B & C of G/F <u>Mansion C</u> Unit A, B & C of G/F For the above units: Aluminium door finished with timber veneer at indoor side, and fitted with lockset, concealed door closer, flush bolt, door guard and eye viewer. **Inside Living Room (Only applicable to Unit B of 28/F of Tower 2)** Glass sliding door with stainless steel frame. **Kitchen (All non-open kitchen)** Solid core fire rated timber door finished with paint and stainless steel trim, and fitted with fire rated glass vision panel and concealed door closer. **Bedroom** Hollow core timber door finished with paint and stainless steel trim, and fitted with lockset (except Unit B of 28/F of Tower 2). <u>Tower 2</u> Unit B of 28/F Hollow core timber door finished with wood veneer and fitted with lockset. **Master Bathroom** Hollow core timber door finished with paint and stainless steel trim, and fitted with lockset. **Bathroom** Hollow core timber door finished with paint and stainless steel trim, and fitted with lockset (except Unit B of 28/F of Tower 2). <u>Tower 2</u> Unit B of 28/F Hollow core timber door finished with wood veneer and fitted with lockset. **Store Room & Utility Room** Hollow core timber door finished with paint and stainless steel trim, and fitted with lockset (except store room of Unit C of 2/F & 3/F of Mansion C).

	Mansion C Unit C of 2/F & 3/F Store Room – Wooden panel finished with wood veneer and fitted with magnetic catches **Restroom (except those inside Utility Room)** Hollow core timber door finished with paint and stainless steel trim, and fitted with lockset. **Restroom inside Utility Room** Aluminium framed glass door finished with paint and fitted with lockset. **Balcony** Aluminium framed sliding door finished with fluorocarbon coating fitted with tempered tinted glass and lockset. **Flat Roof** Except Unit C of 1/F and 6/F of Mansion D, aluminium framed sliding door finished with fluorocarbon coating fitted with tempered tinted glass and lockset. Unit C of 1/F and 6/F of Mansion D: aluminium framed swing door finished with fluorocarbon coating fitted with tempered tinted glass, and lockset. **Garden** Aluminium framed folding door finished with fluorocarbon coating fitted with tempered tinted glass, pull handle and lockset.
Bathroom	Wooden mirror cabinet and wooden vanity counter with natural stone countertop. Fittings and equipment include vitreous china wash basin with chrome-plated basin mixer, vitreous china water closet, chrome-plated towel bar and chrome-plated toilet paper holder. Copper pipes are used for cold and hot water supply system. Press steel bathtub (1500mm L X 700mm W X 420mm D) with chrome-plated bath mixer in bathrooms with bathtub. Tempered glass shower cubicle with chrome-plated shower mixer in bathrooms with shower cubicle.
Kitchen	Fitted with stainless steel sink with chrome-plated hot and cold water mixer. Kitchen cabinet in plywood board with MDF board door panels finished with high gloss lacquer paint, except the following units: Tower 1 Unit A of 36/F Tower 2 Unit A of 36/F Tower 3 Unit A of 35/F Tower 5 Unit A of 35/F Mansion A Unit A, B, C of G/F & 2/F Mansion B Unit A, B, C of G/F & 2/F Mansion C Unit A, B, C of G/F & 2/F Mansion D Unit A, B, C & D of G/F, 2/F, 3/F & 5/F For the above units: Fitted with stainless steel sink with chrome-plated hot and cold water mixer. Kitchen cabinet in wooden fiber board with wooden fiber door panels finished with wood veneer and MDF board door panels finished with high gloss lacquer paint. Copper pipes for cold and hot water supply system. All cooking bench countertop is fitted with solid surface material. Fire service installations and equipment fitted in or near open kitchen (if applicable) – Sprinkler Head and Multi-sensor Detector.

Bedroom	No fittings (except Unit B of 28/F of Tower 2, Unit A of 1/F, Unit B of 1/F, Unit C of 1/F, Unit B of 3/F of Mansion A, Unit A of 1/F, Unit B of 1/F, Unit B of 3/F & Unit C of 3/F of Mansion B, Unit A of 1/F, Unit B of 1/F, Unit C of 1/F, Unit C of 2/F, Unit A of 3/F, Unit B of 3/F & Unit C of 3/F of Mansion C). <u>Tower 2</u> Unit B of 28/F Bedroom 1 – fitted with built-in wooden wardrobe, wooden shelves, wooden desk and wooden mattress box, fabric curtain, fabric sheer, metal curtain sheer track and wooden pelmet. Master bedroom – fitted with built-in wooden wardrobe with stainless steel frame glass door, wooden mattress box, fabric curtain, fabric sheer, metal curtain sheer track and wooden pelmet. <u>Mansion C</u> Unit C of 1/F Bedroom 1 – fitted with built-in wooden wardrobe with stainless steel frame glass door, wooden shelves, natural stone desk, natural stone side table, wooden mattress box, fabric curtain, fabric sheer, motorized metal curtain track and metal sheer track. Bedroom 2 – fitted with built-in wooden wardrobe, wooden shelves, natural stone desk, wooden desk, wooden mattress box, fabric curtain, fabric sheer, motorized metal curtain track and metal sheer track. Master ensuite – fitted with built-in wooden wardrobe with stainless steel frame glass door, built-in wooden cabinet, natural stone desk, natural stone motorized TV cabinet, wooden mattress box, fabric curtain, fabric sheer, motorized metal curtain track and metal sheer track. <u>Mansion C</u> Unit C of 2/F & 3/F Master Ensuite – fitted with built-in wooden wardrobe with natural stone desk and stainless steel frame glass door, wooden side table, natural stone dressing table, fabric curtain, fabric sheer, motorized metal curtain track and metal sheer track. Bedroom 1 – fitted with built-in wooden wardrobe with stainless steel frame glass door, built-in wooden side table, fabric curtain, fabric sheer, motorized metal curtain track and metal sheer track. Bedroom 2 – fitted with built-in wooden wardrobe with stainless steel frame glass door, wooden shelves finished with stainless steel, natural stone dressing table, natural stone side table, fabric curtain, fabric sheer, motorized metal curtain track and metal sheer track. Bedroom 3 – fitted with concealed wooden wardrobe with wallpaper door, wooden shelves finished with stainless steel and wood veneer, natural stone and wood veneer study table, fabric curtain, fabric sheer, motorized metal curtain track and metal sheer track. <u>Mansion A</u> Unit A of 1/F & Unit C of 1/F <u>Mansion B</u> Unit A of 1/F & Unit C of 3/F <u>Mansion C</u> Unit A of 1/F, Unit A of 3/F & Unit C of 3/F For the above units: Bedroom 2 – fitted with fabric sheer, metal track and wooden pelmet. Bedroom 3 – fitted with fabric sheer, metal track and wooden pelmet. <u>Mansion A</u> Unit B of 1/F & Unit B of 3/F <u>Mansion B</u> Unit B of 1/F & Unit B of 3/F <u>Mansion C</u> Unit B of 1/F & Unit B of 3/F For the above units: Bedroom 3 – fitted with fabric sheer, metal track and wooden pelmet.

Kitchen Appliances	**For the following Studio and 1-bedroom Units of Towers with open kitchen** Induction Hob, Cooker Hood, Washer Dryer, Fridge-Freezer and Microwave Oven with Grill are provided.

Tower 1	5/F – 33/F	Unit C
Tower 1	35/F	Unit C
Tower 1	36/F	Unit C
Tower 2	3/F	Unit B
Tower 3	3/F – 33/F	Unit C
Tower 3	35/F	Unit B
Tower 1	5/F – 33/F	Unit E
Tower 1	35/F	Unit E
Tower 1	36/F	Unit E
Tower 3	3/F – 33/F	Unit E, F
Tower 3	35/F	Unit D, E
Tower 5	3/F – 33/F	Unit D, E
Tower 5	35/F	Unit B, C

For the following 2-bedroom Units of Towers

Gas Hob (Wok Burner), Gas Hob (2 Burners), Cooker Hood, Washer Dryer, Fridge-Freezer and Oven with Microwave are provided.

Tower 2	3/F	Unit C
Tower 2	5/F	Unit C
Tower 2	6/F – 33/F	Unit D
Tower 2	35/F	Unit D
Tower 2	36/F	Unit C
Tower 3	3/F – 33/F	Unit A, B, D
Tower 3	35/F	Unit C
Tower 5	3/F – 33/F	Unit A, B, C

For the following 2-bedroom Units of Towers with open kitchen

Induction Hob, Cooker Hood, Washer Dryer, Fridge-Freezer and Oven with Microwave are provided.

Tower 1	5/F – 33/F	Unit D
Tower 1	35/F	Unit D
Tower 1	36/F	Unit D
Tower 2	3/F	Unit A, D
Tower 2	5/F	Unit B, D
Tower 2	6/F – 33/F	Unit A, C, E
Tower 2	35/F	Unit A, C, E
Tower 2	36/F	Unit B

For the following 2-bedroom Units of Towers with open kitchen

Induction Hob, Cooker Hood, Washer Dryer, Fridge-Freezer and Steam Oven are provided.

Tower 5	35/F	Unit D

For the following 3-bedroom Units of Towers with open kitchen

Induction Hob, Cooker Hood, Washer Dryer, Fridge-Freezer and Oven with Microwave are provided.

Tower 2	5/F	Unit A
Tower 2	6/F – 33/F	Unit B
Tower 2	35/F	Unit B

For the following 3-bedroom Units of Towers

Gas Hob (Wok Burner), Gas Hob (2 Burners), Cooker Hood, Washer Dryer, Fridge-Freezer, Oven with Microwave and Steam Oven are provided.

Tower 1	5/F – 33/F	Unit A, B, F
Tower 1	35/F	Unit A, B, F
Tower 1	36/F	Unit B

For the following 4-bedroom Units of Towers

Gas Hob (Wok Burner), Gas Hob (2 Burners), Barbecue Grill, Cooker Hood, Washer Dryer,

	Microwave Combination Oven, Fridge-Freezer, Steam Oven, Wine Conditioning Unit and Coffee Machine are provided. Tower 1 | 36/F | Unit A Tower 2 | 36/F | Unit A Tower 3 | 35/F | Unit A Tower 5 | 35/F | Unit A **For the following 1-bedroom Units of Mansions with open kitchen** Induction Hob, Cooker Hood, Washer Dryer, Fridge-Freezer and Microwave Oven are provided. Mansion D | 2/F – 3/F | Unit B, C **For the following 3-bedroom Units of Mansions** Gas Hob (Wok Burner), Induction Hob, Cooker Hood, Washer Dryer, Fridge-Freezer, Microwave Combination Oven, Steam Oven and Wine Conditioning Unit are provided. Mansion D | G/F – 1/F | Unit C Mansion D | 5/F – 6/F | Unit C **For the following 3-bedroom Units of Mansions** Gas Hob (Wok Burner), Gas Hob (2 Burners), Cooker Hood, Washer Dryer, Fridge-Freezer, Microwave Combination Oven, Steam Oven and Wine Conditioning Unit are provided. Mansion D | G/F – 1/F | Unit A, B, D Mansion D | 5/F – 6/F | Unit A, B, D **For the following 3-bedroom Units of Mansions** Gas Hob (Wok Burner), Gas Hob (2 Burners), Cooker Hood, Washer Dryer, Fridge-Freezer, Microwave Oven, Combination Steam Oven and Wine Conditioning Unit are provided. Mansion D | 2/F – 3/F | Unit A, D **For the following 4-bedroom Units of Mansions** Gas Hob (Wok Burner), Gas Hob (2 Burners), Barbecue Grill, Cooker Hood, Washer Dryer, Microwave Combination Oven, Fridge-Freezer, Steam Oven, Wine Conditioning Unit and Coffee Machine are provided. Mansion A | G/F – 3/F | Unit A, B, C Mansion B | G/F – 3/F | Unit A, B, C Mansion C | G/F – 3/F | Unit A, B, C
Other Provisions	Air-conditioners are provided in all living room/ dining room, master bedroom and bedroom inside residential units. Portable home automation pad, HA controller, wireless router, infrared transmitter, duct type ventilation fan, water heater, thermo ventilator are provided inside residential units. Wireless Bluetooth amplifier and speaker are provided in the following units Tower 1 | 36/F | Unit A Tower 2 | 36/F | Unit A Tower 3 | 35/F | Unit A Tower 5 | 35/F | Unit A Mansion A | G/F – 3/F | Unit A, B, C Mansion B | G/F – 3/F | Unit A, B, C Mansion C | G/F – 3/F | Unit A, B, C Mansion D | G/F – 6/F | Unit A, B, C, D

Remarks:

There is no 4/F, 13/F, 14/F, 24/F and 34/F at Tower 1, 2, 3&5.

There is no 4/F at Mansion D

附錄
裝置、裝修物料及設備

內牆及天花板	**內牆** 客廳、飯廳及睡房髹上乳膠漆（第2座28樓B單位及低座C座地下及1樓、2樓及3樓C單位除外）。 第2座 28樓B單位 客廳及飯廳 — 牆身以木皮飾面、不銹鋼飾面、仿皮飾面、玻璃飾面及樹脂板飾面鋪砌、另主人睡房與客廳間有一段玻璃間牆。 主人睡房 — 牆身以木皮飾面、不銹鋼飾面及布飾面板鋪砌、另主人睡房與客廳間有一段玻璃間牆。 睡房 1 — 牆身以牆紙飾面、不銹鋼飾面及布飾面板鋪砌。 低座 C 座 地下及 1 樓 C 單位 客廳及飯廳 — 牆身以牆紙飾面、木皮飾面、不銹鋼飾面鋪砌及髹上乳膠漆。 主人套房 — 牆身以牆紙飾面、木皮飾面、布飾面板及不銹鋼飾面鋪砌、另有一段玻璃間牆。 睡房 1 — 牆身以牆紙飾面、木皮飾面及不銹鋼飾面鋪砌。 睡房 2 — 牆身以牆紙飾面、木皮飾面、木條子、布飾面板及不銹鋼飾面鋪砌。 低座 C 座 2 樓及 3 樓 C 單位 客廳及飯廳 — 牆身以牆紙飾面、木皮飾面、不銹鋼飾邊鋪砌。 主人套房 — 牆身以牆紙飾面、仿皮床頭板及不銹鋼飾邊鋪砌。 睡房 1 — 牆身以牆紙飾面、木皮飾面、木條子及不銹鋼飾邊鋪砌。 睡房 2 — 牆身以牆紙飾面、木皮飾面 及不銹鋼飾邊鋪砌。 睡房 3 — 牆身以牆紙飾面、木皮飾面 及不銹鋼飾邊鋪砌。 **天花板** 客廳、飯廳及睡房天花髹上乳膠漆，及裝設髹上乳膠漆的石膏板假陣（第2座28 樓B單位及低座C座地下及1樓、2樓及3樓C單位除外）。 第2座 28樓B單位 客廳、飯廳及主人睡房假天花裝設髹上乳膠漆的石膏板及不銹鋼飾邊，睡房 1 天花髹上乳膠漆。 低座 C 座 地下及 1 樓 C 單位 客廳、飯廳、 主人套房、 睡房 1 及睡房 2 假天花裝設髹上乳膠漆的石膏板及不銹鋼飾邊。 低座 C 座 2 樓及 3 樓 C 單位 客廳、飯廳、主人套房、睡房 1、睡房 2 及睡房 3 天花裝設髹上乳膠漆的石膏板及不銹鋼飾邊。
內部地板	客廳、飯廳及睡房內部地板以複合木鋪砌，及配以油漆腳線（第2座28樓B單位及低座C座地下及1樓、2樓及3樓C單位除外）。通往露台門及平台門之內部地板圍邊部分以天然石鋪砌。 第2座 28樓B單位 客廳、飯廳及睡房內部地板以天然石鋪砌及配以不銹鋼腳線。

	低座 C 座 地下及 1 樓 C 單位 客廳及飯廳內部地板以天然石鋪砌及配以不銹鋼腳線。 主人套房、 睡房 1 及睡房 2 內部地板以複合木鋪砌及配以不銹鋼腳線。 低座 C 座 2 樓及 3 樓 C 單位 客廳及飯廳內部地板以天然石鋪砌及配以不銹鋼腳線。 主人套房、睡房 1、睡房 2 及睡房 3 內部地板以複合木鋪砌及配以不銹鋼腳線。
浴室	牆身以人造石材及玻璃鋪砌（面盆櫃背，鏡櫃背牆身及假天花以上除外）。地板以天然石材鋪砌（浴缸底及面盆櫃底除外）。裝設石膏板假天花髹上乳膠漆。牆身裝修物料鋪砌至假天花，以下單位除外： 第1座 36樓A單位之主人浴室 第2座 36樓A單位之主人浴室 第3座 35樓A單位之主人浴室 第5座 35樓A單位之主人浴室 低座A座 1樓及3樓A、B及C單位之主人浴室 低座B座 1樓及3樓A、B及C單位之主人浴室 低座C座 1樓及3樓A、B及C單位之主人浴室 低座D座 1樓及6樓A、B、C及D單位之主人浴室 低座D座 2樓、3樓A、B、C及D單位之浴室 牆身以天然石材鋪砌（面盆櫃背，鏡櫃背牆身及假天花以上除外）。地板以天然石材鋪砌（浴缸底及面盆櫃底除外）。裝設石膏板假天花髹乳膠漆。牆身裝修物料鋪砌至假天花。
廚房／ 開放式廚房	牆身以瓷磚鋪砌（廚櫃背牆身及假天花以上除外）。地板以天然石材鋪砌（廚櫃底除外）。裝設石膏板假天花髹上乳膠漆。所有灶台面以實體面料安裝。牆身裝修物料鋪砌至假天花，以下單位除外： 第1座 36樓A單位 第2座 36樓A單位 第3座 35樓A單位 第5座 35樓A單位 低座A座 地下及2樓A、B及C單位 低座B座 地下及2樓A、B及C單位 低座C座 地下及2樓A、B及C單位 低座D座 地下及5樓A、B、C及D單位 2樓及3樓A及D單位

	以上單位： 牆身以瓷磚及玻璃鋪砌（廚櫃背牆身及假天花以上除外）。地板以天然石材鋪砌（廚櫃底除外）。裝設石膏板假天花髹上乳膠漆。所有灶台面以實體面料安裝。牆身裝修物料鋪砌至假天花，以下單位除外： 低座D座 2樓及3樓5樓B及C單位 以上單位： 牆身以玻璃鋪砌（廚櫃背牆身及假天花以上除外）。地板以天然石材鋪砌（廚櫃底除外）。裝設石膏板假天花髹上乳膠漆。所有灶台面以實體面料安裝。牆身裝修物料鋪砌至假天花。
門	**單位入口** 選用木皮飾面及不銹鋼飾邊實心防火木門，配以門鎖、隱藏式氣鼓、防盜扣及防盜眼，以下單位除外： 低座A座 地下A、B及C單位 低座B座 地下A、B及C單位 低座C座 地下A、B及C單位 以上單位： 單位入口選用鋁門室內配有木皮飾面，配以門鎖、暗藏式氣鼓、門閂、防盜扣及防盜眼。 **客廳內(只適用於第2座28樓B單位)** 不鏽鋼框玻璃門。 **廚房(所有非開放式廚房)** 選用油漆飾面及不銹鋼飾邊實心防火木門，裝設防火玻璃小窗及隱藏式氣鼓。 **睡房** 選用油漆飾面及不銹鋼飾邊空心木門，配以門鎖 (第2座28樓B單位除外)。 第2座 28樓B單位 選用木皮飾面空心木門，配以門鎖 。 **主人浴室** 選用油漆飾面及不銹鋼飾邊空心木門，配以門鎖。 **浴室** 選用油漆飾面及不銹鋼飾邊空心木門，配以門鎖（第2座28樓B單位除外）。 第2座 28樓B單位 選用木皮飾面空心木門，配以門鎖 。 **儲物房及工作間** 選用油漆飾面及不銹鋼飾邊空心木門，配以門鎖（低座 C 座 2 樓及 3 樓 C 單位儲物房除外）。

	低座 C 座 2 樓及 3 樓 C 單位 儲物房 — 選用木皮飾面木板，配以磁門扣。 **洗手間(於工作間內之洗手間除外)** 選用油漆飾面及不銹鋼飾邊空心木門，配以門鎖。 **工作間內之洗手間** 選用油漆鋁框玻璃門，配以門鎖。 **露台** 選用氟化碳塗層鋁框趟門，配以有色鋼化玻璃及門鎖。 **平台** 除低座D座1樓及6樓C單位外選用氟化碳塗層鋁框趟門，配以有色鋼化玻璃及門鎖。 低座D座1樓及6樓C單位選用氟化碳塗層鋁框掩門，配以有色鋼化玻璃及門鎖。 **花園** 選用氟化碳塗層鋁框折疊門，配以有色鋼化玻璃、把手及門鎖。
浴室	裝設木鏡櫃及木面盆櫃連天然石檯面。 裝置及設備包括：搪瓷洗手盆配鍍鉻水龍頭、搪瓷坐廁、鍍鉻毛巾架及鍍鉻廁紙架。冷熱水供水系統採用銅喉管。 設有浴缸之浴室配備鋼板浴缸（1500毫米長X 700毫米闊X 420毫米深）及鍍鉻浴缸花灑龍頭。 設有淋浴間之浴室配備強化玻璃淋浴間及鍍鉻淋浴花灑。
廚房	裝設不銹鋼洗滌盆連鍍鉻冷熱水水龍頭。廚櫃以木夾板及高光度油漆飾面中級密度纖維門板組成，以下單位除外： 第1座 36樓A單位 第2座 36樓A單位 第3座 35樓A單位 第5座 35樓A單位 低座A座 地下及2樓A、B及C單位 低座B座 地下及2樓A、B及C單位 低座C座 地下及2樓A、B及C單位 低座D座 地下、2樓、3樓及5樓A、B、C及D單位 以上單位： 裝設不銹鋼洗滌盆連鍍鉻冷熱水水龍頭。廚櫃組合以木纖維板，木皮飾面木纖維門板及高光度油漆飾面中級密度纖維門板組成。 冷熱水供水系統採用銅喉管。 所有灶台面以實體面料安裝。 安裝在開放式廚房（如適用）內或附近的消防裝置及設備 — 消防花灑頭及多傳感感應器。
睡房	沒有任何裝置 (第2座28樓B、 低座A座1樓A、1樓B、1樓C及3樓B 低座B座1樓A、1樓B、3樓B及3樓C 低座C座1樓A、1樓B、1樓C、2樓C、3樓A、3樓B及3樓C單位除外）。

	第 2 座 28 樓 B 單位 睡房 1 – 配以嵌入式木衣櫃、木層板、木桌、木床架、布窗簾、布窗紗、窗簾窗紗金屬路軌及木擋板。 主人睡房 – 配以嵌入式木衣櫃連不銹鋼框玻璃門、木床架、布窗簾、布窗紗、窗簾窗紗金屬路軌及木擋板。 低座 C 座 1 樓 C 單位 睡房 1 — 配以嵌入式木衣櫃連不銹鋼框玻璃門、木層板、天然石桌、天然石角几、木床架、布窗簾、布窗紗、電動窗簾金屬路軌及窗紗金屬路軌。 睡房 2 — 配以嵌入式木衣櫃、木層板、天然石桌、木桌、木床架、布窗簾、布窗紗、電動窗簾金屬路軌及窗紗金屬路軌。 主人套房 — 配以嵌入式木衣櫃連不銹鋼框玻璃門、嵌入木櫃、天然石桌、天然石電動電視機櫃、木床架、布窗簾、布窗紗、電動窗簾金屬路軌及窗紗金屬路軌。 低座 C 座 2 樓及 3 樓 C 單位 主人套房 — 配以嵌入式木衣櫃連天然石桌及不銹鋼框玻璃門、木床頭櫃、天然石梳妝台、布窗簾、布窗紗、電動窗簾金屬路軌及窗紗金屬路軌。 睡房 1 — 配以嵌入式木衣櫃連不銹鋼框玻璃門、嵌入式木床頭櫃、布窗簾、布窗紗、電動窗簾金屬路軌及窗紗金屬路軌。 睡房 2 — 配以嵌入式木衣櫃連不銹鋼框玻璃門、不銹鋼飾面木層板、天然石梳妝台、天然石床頭櫃、布窗簾、布窗紗、電動窗簾金屬路軌及窗紗金屬路軌。 睡房 3 — 配以隱藏式木衣櫃連牆紙飾面門、不銹鋼及木皮飾面木層板、天然石及木飾面書桌、布窗簾、布窗紗、電動窗簾金屬路軌及窗紗金屬路軌。 低座 A 座 1 樓 A 及 1 樓 C 單位 低座 B 座 1 樓 A 及 3 樓 C 單位 低座 C 座 1 樓 A 及 3 樓 A 單位 以上單位： 睡房 2 — 配以布窗紗、金屬路軌及木擋板。 睡房 3 — 配以布窗紗、金屬路軌及木擋板。 低座 A 座 1 樓 B 及 3 樓 B 單位 低座 B 座 1 樓 B 及 3 樓 B 單位 低座 C 座 1 樓 B 及 3 樓 B 單位 以上單位： 睡房 3 — 配以布窗紗、金屬路軌及木擋板。
廚房設備	以下大廈的開放式及1房單位之開放式廚房 裝置電磁煮食爐、抽油煙機、洗衣乾衣機、雪櫃連冰廂及微波燒烤爐。

第 1 座	5 樓至 33 樓	C 單位
第 1 座	35 樓	C 單位
第 1 座	36 樓	C 單位
第 2 座	3 樓	B 單位
第 3 座	3 樓至 33 樓	C 單位
第 3 座	35 樓	B 單位

第 1 座	5 樓至 33 樓	E 單位
第 1 座	35 樓	E 單位
第 1 座	36 樓	E 單位
第 3 座	3 樓至 33 樓	E 及 F 單位
第 3 座	35 樓	D 及 E 單位
第 5 座	3 樓至 33 樓	D 及 E 單位
第 5 座	35 樓	B 及 C 單位

以下大廈的2房單位

裝置煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、抽油煙機、洗衣乾衣機、雪櫃連冰廂及微波焗爐。

第 2 座	3 樓	C 單位
第 2 座	5 樓	C 單位
第 2 座	6 樓至 33 樓	D 單位
第 2 座	35 樓	D 單位
第 2 座	36 樓	C 單位
第 3 座	3 樓至 33 樓	A、B 及 D 單位
第 3 座	35 樓	C 單位
第 5 座	3 棲至 33 樓	A、B 及 C 單位

以下大廈的2房單位之開放式廚房

裝置電磁煮食爐、抽油煙機、洗衣乾衣機、雪櫃連冰廂及微波焗爐。

第 1 座	5 樓至 33 樓	D 單位
第 1 座	35 樓	D 單位
第 1 座	36 樓	D 單位
第 2 座	3 樓	A 及 D 單位
第 2 座	5 樓	B 及 D 單位
第 2 座	6 樓至 33 樓	A、C 及 E 單位
第 2 座	35 樓	A、C 及 E 單位
第 2 座	36 樓	B 單位

以下大廈的2房單位之開放式廚房

裝置電磁煮食爐、抽油煙機、洗衣乾衣機、雪櫃連冰廂及蒸爐。

第 5 座	35 樓	D 單位

以下大廈的3房單位之開放式廚房

裝置電磁煮食爐、抽油煙機、洗衣乾衣機、雪櫃連冰廂及微波焗爐。

第 2 座	5 樓	A 單位
第 2 座	6 樓至 33 樓	B 單位
第 2 座	35 樓	B 單位

以下大廈的3房單位

裝置煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、抽油煙機、洗衣乾衣機、雪櫃連冰廂、微波焗爐及蒸爐。

第 1 座	5 樓至 33 樓	A、B 及 F 單位
第 1 座	35 樓	A、B 及 F 單位
第 1 座	36 樓	B 單位

以下大廈的4房單位

裝置煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、燒烤爐、抽油煙機、洗衣乾衣機、微波焗爐、雪櫃連冰廂、蒸爐、酒櫃及咖啡機。

第 1 座	36 樓	A 單位
第 2 座	36 樓	A 單位

第 3 座	35 樓	A 單位
第 5 座	35 樓	A 單位

以下低座的1房單位之開放式廚房
裝置電磁煮食爐、抽油煙機、洗衣乾衣機、雪櫃連冰廂及微波爐。

低座 D 座	2 樓至 3 樓	B 及 C 單位

以下低座的3房單位
裝置煤氣煮食爐(炒鑊用)、電磁煮食爐、抽油煙機、洗衣乾衣機、雪櫃連冰廂、微波焗爐、蒸爐及酒櫃。

低座 D 座	地下至 1 樓	C 單位
低座 D 座	5 樓至 6 樓	C 單位

以下低座的3房單位
裝置煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、抽油煙機、洗衣乾衣機、雪櫃連冰廂、微波焗爐、蒸爐及酒櫃。

低座 D 座	地下至 1 樓	A、B 及 D 單位
低座 D 座	5 樓至 6 樓	A、B 及 D 單位

以下低座的3房單位
裝置煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、抽油煙機、洗衣乾衣機、雪櫃連冰廂、微波爐、蒸焗爐及酒櫃。

低座 D 座	2 樓至 3 樓	A、D 單位

以下低座的4房單位
裝置煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、燒烤爐、抽油煙機、洗衣乾衣機、微波焗爐、雪櫃連冰廂、蒸爐、酒櫃及咖啡機。

低座 A 座	地下至 3 樓	A、B 及 C 單位
低座 B 座	地下至 3 樓	A、B 及 C 單位
低座 C 座	地下至 3 樓	A、B 及 C 單位

其他配套

所有住宅單位的客廳/ 飯廳、主人睡房及睡房均配備空調機。
所有住宅單位均配備家居智能控制器、智能家居控制器、無線路由器、紅外線發射器、風喉式抽氣扇、熱水爐及浴室寶。

以下單位配備無線藍牙擴音器及揚聲器

第 1 座	36 樓	A 單位
第 2 座	36 樓	A 單位
第 3 座	35 樓	A 單位
第 5 座	35 樓	A 單位
低座 A 座	地下至 3 樓	A、B 及 C 單位
低座 B 座	地下至 3 樓	A、B 及 C 單位
低座 C 座	地下至 3 樓	A、B 及 C 單位
低座 D 座	地下至 6 樓	A、B、C 及 D 單位

備註:
第 1、2、3 及 5 座不設 4 樓、13 樓、14 樓、24 樓及 34 樓
低座 D 座不設 4 樓

WARNING TO PURCHASERS
PLEASE READ CAREFULLY
對買方的警告
買方請小心閱讀

Name and address of the Development : OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址： 九龍啟德沐寧街 10 號 OASIS KAI TAK

_____ (the "Property" "該物業")

(Note: Please fill in the Property 註：請填上該物業)

Purchaser(s) 買方：_____

(a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

(b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。

(c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
現**建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。

(d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

(e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

I/We acknowledge receipt of a copy of this warning and fully understand the contents thereof.
我/我們已收到此警告之副本及完全明白此警告之內容。

Dated this day of
公曆 年 月 日

Signature of Purchaser(s)
買方簽署 : _____

To: Handy Solution Limited ("the Vendor" "賣方")
From: _____ (the "Purchaser" "買方")

Dear Sirs,
敬啟者

Re :Declaration of Relationship with the Vendor 與賣方關係的聲明

Name and address of the Development: OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址: 九龍啟德沐寧街 10 號 OASIS KAI TAK

_____ (the "Property" "該物業")
(Note: Please fill in the Property 註：請填上該物業)

We/I hereby confirm that we/I [are/am] or [are not/am not]*:-

(a) a director of the Vendor, or a parent, spouse or child of such a director;
(b) a manager of the Vendor;
(c) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
(d) an associate corporation or holding company of the Vendor;
(e) a director of such an associate corporation or holding company, or a parent, spouse, child of such a director; or
(f) a manager of such an associate corporation or holding company.

holding company of the Vendor (賣方的控權公司) means Spring Colour Limited, Ironhead Holdings Limited, Dannette Holdings Limited, Realty Development Corporation Limited, Wheelock Properties Limited, Myers Investments Limited, Wheelock Investments Limited and Wheelock and Company Limited;
associate corporation (有聯繫法團), in relation to a corporation or specified body, means a subsidiary of the corporation or specified body; or a subsidiary of a holding company of the corporation or specified body;
subsidiary (附屬公司) means a subsidiary within the meaning of the Companies Ordinance (Cap. 622)
manager (經理) has the meaning given by section 2(1) of the Companies Ordinance (Cap.622); and
private company (私人公司) has the meaning given by section 11 of the Companies Ordinance (Cap.622).

We/I declare that the above information is accurate and complete.

We/I hereby further undertake to notify you in writing on any change of the above information on or prior to our/my signing of the formal Agreement for Sale and Purchase.
**Delete as appropriate*

吾等/本人茲確認吾等/本人是/不是*：-

(a) 賣方的董事，或該董事的父母、配偶或子女；
(b) 賣方的經理；
(c) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
(d) 賣方的有聯繫法團或控權公司；
(e) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
(f) 上述有聯繫法團或控權公司的經理；

賣方的控權公司 (holding company of the Vendor) 指 Spring Colour Limited、Ironhead Holdings Limited、Dannette Holdings Limited、聯邦地產有限公司、會德豐地產有限公司、Myers Investments Limited、Wheelock Investments Limited 及會德豐有限公司；
有聯繫法團(associate corporation)就某法團或指明團體而言指該法團或指明團體的附屬公司或該法團或指明團體的控權公司的附屬公司；
附屬公司 (subsidiary) 指《公司條例》(第 622 章)所指的附屬公司；
經理 (manager) 具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；及
私人公司 (private company) 具有《公司條例》(第 622 章)第 11 條給予該詞的涵義。

吾等/本人謹此聲明上述提供資料正確及完整。

吾等/本人茲進一步承諾如吾等/本人在簽立該物業的正式買賣合約或之前就上述情況有任何改變，吾等/本人將以書面通知 貴公司。
**刪除不適用者*
In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何歧義，一切以英文文本為準。

Purchaser(s) / 買方

_____
Name of Purchaser 買方姓名：
Date 日期：

Personal Data Collection Statement
收集個人資料聲明

Name and address of the Development ("the **Development**"): OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址 (「發展項目」)：九龍啟德沐寧街 10 號 OASIS KAI TAK

Vendor 賣方: Handy Solution Limited
Purchaser(s) 買方: _____

Please read the following notes carefully as they contain important information about how we would like to use your personal data.
敬請閣下細閱下列各項須知，因其載有關於我們希望如何使用閣下的個人資料之重要資訊

Wheelock Properties (Hong Kong) Limited ("**WPHKL**") wish to collect your name, identity card number, mailing address, telephone number, email address and fax number (collectively "**personal data**") for the purposes of:
會德豐地產(香港)有限公司（「會德豐地產代理」）擬收集閣下的姓名、身份證號碼、通訊地址、電話號碼、電郵地址及傳真號碼(統稱「個人資料」)作下列用途：

(i) dealing with all legal and other necessary administrative matters relating to your purchase of residential unit(s) and/or parking space(s) in the Development by the Vendor, Wheelock Properties Limited ("the **Developer**") and WPHKL, protecting their interests in the Development, and monitoring the work of WPHKL by the Vendor and the Developer ("**Obligatory Purposes**"); and
(i) 供賣方、會德豐地產有限公司 (「發展商」) 以及會德豐地產代理處理與閣下購買發展項目的住宅單位及/或車位有關的所有法律及其他必需的行政事宜並保障前述各方在發展項目中的權益，以及供賣方及發展商監督會德豐地產代理的工作(「強制性用途」)；及

(ii) sales and direct marketing to you by WPHKL and/or the Developer regarding investment opportunities in the Development, including but not limited to the direct marketing to you of the residential units and parking spaces in the Development and conducting marketing, sale and statistical analysis ("**Voluntary Purposes**").
(ii) 供會德豐地產代理及/或發展商就在發展項目的投資機會向閣下作出銷售及直接促銷，包括但不限於向閣下作出在發展項目的住宅單位及/或車位的直接促銷，以及進行促銷、銷售及統計分析 (「自願性用途」)。

Your personal data is required by WPHKL for the Obligatory Purposes. If you do not provide your personal data to WPHKL for these purposes, WPHKL will not be able to carry out the Obligatory Purposes which may adversely affect your purchase of residential unit(s) and/or parking space(s) in the Development and/or administrative matters relating to the same.
會德豐地產代理乃需要閣下的個人資料作強制性用途。如果閣下不提供閣下的個人資料予會德豐地產代理作此等用途，會德豐地產代理將不能夠作出強制性用途，這可能對閣下購買在發展項目中的的住宅單位及/或車位及/或與此有關的行政事宜有不利影響。

The Voluntary Purposes are only voluntary purposes and you are not obliged to consent to the use of your personal data for these purposes if you do not wish WPHKL and/or the Developer to use your personal data for direct marketing in relation to the investment opportunities in the Development including but not limited to the residential units and parking spaces in the Development, or marketing, sale and statistical analysis.
自願性用途僅屬自願性質，如果閣下不希望會德豐地產代理及/或發展商使用閣下的個人資料於發展項目中的投資機會(包括但不限於在發展項目的住宅單位及/或車位)的直接促銷，或者促銷、銷售及統計分析，閣下並無責任同意閣下的個人資料被用作此等用途。

WPHKL may not so use or provide your personal data for the Voluntary Purposes unless they received your written consent to the intended use and provision.
除非已獲得閣下有關此等使用或提供的書面同意，會德豐地產代理不得使用或提供閣下的個人資料作自願性用途。

WPHKL will take all practicable steps to keep your personal data confidential and (i) **will** provide and transfer your personal data to the Developer for the Obligatory Purposes, and (ii) ***if you agree and provide your written consent***, will provide and transfer your personal data to the Developer who may then use your personal data for the Voluntary Purposes. WPHKL will not transfer your personal data to any other person without your consent.
會德豐地產代理將會採取所有切實可行的步驟，以保密閣下的個人資料，及 (i) 將會把閣下的個人資料提供及轉移予發展商作強制性用途，及 (ii) 如果閣下同意及提供書面同意，將會把閣下的個人資料提供及轉移予發展商，而前述各方繼而可使用閣下的個人資料作自願性用途。在沒有閣下同意下，會德豐地產代理不會把閣下的個人資料轉移予任何其他人士。

You may withdraw your consent and require WPHKL and/or the Developer at any time to cease using your personal data for the Voluntary Purposes and WPHKL and/or the Developer must so cease, without charge.
閣下可隨時撤回閣下的同意並要求會德豐地產代理及/或發展商停止使用閣下的個人資料作自願性用途，而會德豐地產代理及/或發展商必須在不收費的情況下停止如此使用該等資料。

WPHKL will keep your personal data only for so long as necessary to fulfill the Obligatory Purposes and, if you consent, the Voluntary Purposes. WPHKL will not retain your personal data if you withdraw your consent and request WPHKL to cease to do so. Upon fulfillment of the Obligatory Purposes and, if you consent, the Voluntary Purposes, and withdrawal of your consent or occurrence of other circumstances where your personal data is no longer required, WPHKL will destroy your personal data as soon as practicable after WPHKL are no longer obliged to retain such data by law.
會德豐地產代理將只在為落實強制性用途及(如果閣下同意)自願性用途所需的期間內，方會保存閣下的個人資料。如果閣下撤回閣下的同意及要求會德豐地產代理停止如此使用閣下的個人資料，會德豐地產代理將不會保留該等資料。在落實強制性用途及(如果閣下同意)自願性用途後、閣下撤回同意或者出現發生不再需要閣下的個人資料之其他情況時，會德豐地產代理將會在根據法律再無責任保留閣下的個人資料之後，在切實可行的範圍內盡快銷毀該等資料。

You may at any time request access to and/or correct your personal data in WPHKL's records. To exercise these rights, you may contact WPHKL at the addresses below by stating your communication as "Confidential".
閣下可隨時要求查閱及/或改正在會德豐地產代理的紀錄中閣下的個人資料。如要行使此等權利，閣下可按以下地址與會德豐地產代理聯絡，並在閣下的通訊註明「保密」字樣。

If you would like to (1) request (i) access to data or correction of data and/or (ii) general information regarding WPHKL's policies and practices with respect to personal data and (2) raise general questions and complaints about WPHKL's handling of personal data, please address your communication to the following:
如欲 (1) 要求 (i) 查閱資料或改正資料及/或 (ii) 索取有關會德豐地產代理在個人資料方面的政策及實務的一般資料及 (2) 提出有關會德豐地產代理處理個人資料的一般問題及投訴，應致函予以下人士：

Personal Data Privacy Officer
Wheelock Properties (Hong Kong) Limited
Address: 23rd Floor, Wheelock House, 20 Pedder Street, Central, Hong Kong (Marked "Confidential")
個人資料私隱主任
會德豐地產(香港)有限公司
地址：香港中環畢打街 20 號會德豐大廈 23 樓 (註明「保密」字樣)

****
I have read this Statement and agree to its terms.
本人已閱讀本聲明並同意其條款。

□ By checking this box, I instruct WPHKL NOT to use my personal data for the Voluntary Purposes described above, including transfer of my personal data to the Developer. (If I do not check this box, I understand that WPHKL will use my personal data for its Voluntary Purposes described above and transfer my personal data to the Developer for the Voluntary Purposes described above.)

□ 本人在此空格加上剔(「✓」)號，即表示本人指示會德豐地產代理不得使用本人的個人資料作上述自願性用途，包括把本人的個人資料轉移予發展商。(如果本人並不在此空格加上剔(「✓」)號，即表示本人明白，會德豐地產代理將會使用本人的個人資料作其上述自願性用途並把本人的個人資料轉移予發展商作上述自願性用途。)

Signature of Purchaser(s):
買方簽署： _____

Name of Purchaser(s):
買方姓名： _____

Date:
日期： _____

If there is any inconsistency between the English and Chinese version, the English version shall prevail.
英文版本與中文版本如有任何抵觸，應以英文版本為準。

Declaration in relation to Intermediary
有關中介人的聲明

Name and address of the Development : OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址： 九龍啟德沐寧街 10 號 OASIS KAI TAK

_____ (the "Property" "該物業")

(Note: Please fill in the Property 註：請填上該物業)

Purchaser(s) 買方 : _____

Vendor 賣方: Handy Solution Limited

1. 買方確認經由下述人士介紹到賣方簽署臨時買賣合約購買該物業：
The Purchaser(s) hereby declare(s) that the following person has introduced the Purchaser to the Vendor for the purchase of the Property under a Preliminary Agreement for Sale and Purchase:

姓名 Name：_____
地產代理牌照號碼 EAA Licence No.：_____
所屬地產代理公司 Estate Agency: _____

上述介紹人及其所屬地產代理公司後各稱「中介人」。
The aforesaid person, the estate agency to which he/she belongs will each be referred to as an "Intermediary".

2. 買方確認知悉及確認以下各項：
The Purchaser(s) acknowledge(s) and confirm(s) the followings:

(a) 任何中介人均沒有代賣方作出、亦没有被賣方授權或批准代賣方作出任何口頭或書面的協議、陳述、承諾或保證。賣方不須就任何中介人所作出的任何協議、陳述、承諾或保證（如有）向買方或其他人以任何形式負責，在任何情況下亦不須代任何中介人履行該等協議、陳述、承諾或保證。
Each Intermediary did not make and is not authorized or permitted by the Vendor to make any oral or written agreement, representation, warranty or undertaking on behalf of the Vendor. The Vendor is not and will not be liable in any way whatsoever to the Purchaser or anyone for any such agreement, representation, warranty or undertaking made by any Intermediary and is not and will not in any circumstances be liable to perform the same for any Intermediary.

(b) 賣方及其職員並無亦不會直接或間接向買方或任何中介人收取樓價、更改買賣合約及提供資料、副本手續費等以外之任何費用或佣金。買方如遇任何人士以賣方僱員或代理之名義，在購買上述該物業時向其索取任何金錢或其他利益時，買方應向廉政專員公署(I.C.A.C.)舉報。
The Vendor and its staff did not and will not collect directly or indirectly any fees or commissions in addition to the purchase price of the Property and administrative fees for amending the agreement for sale and purchase or provision of information or copies of documents, etc. from the Purchaser or any Intermediary. If there are any person(s) alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption (I.C.A.C.).

(c) 賣方並無授權任何中介人向買方收取任何費用或佣金。
The Vendor did not and will not authorize any Intermediary to collect any fees or commissions from the Purchaser.

(d) 買方與任何中介人之任何轇轕，一概與賣方無關。該物業之買賣交易一切依據該物業之臨時買賣合約及正式買賣合約進行。
The Vendor is not and will not be involved in any dispute between the Purchaser and any Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the formal Agreement for Sale and Purchase of the Property.

3. 本聲明中文譯本僅供參考，如與英文文本有異，概以英文文本作準。
The Chinese translation of this declaration is for reference purposes only. In case of any discrepancy, the English version shall prevail.

買方簽署 PURCHASER(S)

_____

Date 日期：

Vendor's Information Form

賣方資料表格

Name and address of the Development : OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址： 九龍啟德沐寧街 10 號 OASIS KAI TAK
Flat B on G/F – 1/F in Mansion B 低座 B 座地下至 1 樓 B 單位 (with ~~flat roof/roof~~/garden/yard 連同~~平台/天台~~/花園/庭院)
("the Property" "該物業")

Purchaser(s) 買方 : _____
Vendor 賣方 : Handy Solution Limited

(a) The amount of the management fee that is payable for the Property: HK$ 6,492 per month
須就該物業支付的管理費用的款額: 每月港幣$ 6,492 .

(b) The amount of the Government rent (if any) that is payable for the Property: 3% of the rateable value of the Property per annum (See note 1)
須就該物業繳付的地稅(如有的話)的款額: 該物業的每年應課差餉租值的百份之三(見註 1)

(c) The name of the owners' incorporation (if any): Nil
業主立案法團(如有的話)的名稱: 沒有

(d) The name of the manager of the Development: Harriman Property Management Limited
發展項目的管理人的姓名或名稱: 夏利文物業管理有限公司

(e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development: Nil
賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知: 沒有

(f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development: Nil
賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部份恢復原狀的任何通知: 沒有

(g) Any pending claim affecting the Property that is known to the Vendor: Nil
賣方所知的影響該物業的任何待決的申索: 沒有

Note 1: Government rent is currently charged in respect of the entire Development. There is not yet a determination of the amount of Government rent payable for the Property.
註 1：現時地稅就整個發展項目徵收，該物業之地稅暫未釐定。

Date of Printing 印製日期: _____

The Purchaser(s) hereby acknowledge(s) the receipt of a copy of this Vendor's Information Form prior to the Purchaser's(s') signing of the Preliminary Agreement for sale and purchase of the Property.
買方現確認在簽署該物業之臨時買賣合約之前，買方已收到此份賣方資料表格。
Flat B on 2/F – 3/F in Mansion B 低座 B 座 2 樓至 3 樓 B 單位(with flat roof/roof/~~garden/yard~~ 連同平台/天台/~~花園/庭院~~)

Signature(s) of Purchaser(s) 買方簽署 Date 日期

Vendor's Information Form
賣方資料表格

Name and address of the Development : OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址： 九龍啟德沐寧街 10 號 OASIS KAI TAK
Flat B on 2/F – 3/F in Mansion B 低座 B 座 2 樓至 3 樓 B 單位 (with ~~flat roof~~/roof/~~garden/yard~~ 連同~~平台~~/天台/~~花園/庭院~~)
("the Property" "該物業")

Purchaser(s) 買方 : _____
Vendor 賣方 : Handy Solution Limited

(a) The amount of the management fee that is payable for the Property: HK$ 6,541 per month
須就該物業支付的管理費用的款額: 每月港幣$ 6,541 .

(b) The amount of the Government rent (if any) that is payable for the Property: 3% of the rateable value of the Property per annum (See note 1)
須就該物業繳付的地稅(如有的話)的款額: 該物業的每年應課差餉租值的百份之三(見註 1)

(c) The name of the owners' incorporation (if any): Nil
業主立案法團(如有的話)的名稱: 沒有

(d) The name of the manager of the Development: Harriman Property Management Limited
發展項目的管理人的姓名或名稱: 夏利文物業管理有限公司

(e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development: Nil
賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知: 沒有

(f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development: Nil
賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部份恢復原狀的任何通知: 沒有

(g) Any pending claim affecting the Property that is known to the Vendor: Nil
賣方所知的影響該物業的任何待決的申索: 沒有

Note 1: Government rent is currently charged in respect of the entire Development. There is not yet a determination of the amount of Government rent payable for the Property.
註 1：現時地稅就整個發展項目徵收，該物業之地稅暫未釐定。

Date of Printing 印製日期: _____

The Purchaser(s) hereby acknowledge(s) the receipt of a copy of this Vendor's Information Form prior to the Purchaser's(s') signing of the Preliminary Agreement for sale and purchase of the Property.
買方現確認在簽署該物業之臨時買賣合約之前，買方已收到此份賣方資料表格。

_____ _____
Signature(s) of Purchaser(s) 買方簽署 Date 日期

Vendor's Information Form

賣方資料表格

Name and address of the Development : OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址： 九龍啟德沐寧街 10 號 OASIS KAI TAK
Flat C on 2/F – 3/F in Mansion C 低座 C 座 2 樓至 3 樓 C 單位(with ~~flat roof~~/roof/~~garden/yard~~ 連同~~平台~~/天台/~~花園/庭院~~)
("the Property" "該物業")

Purchaser(s) 買方 : _____
Vendor 賣方 : Handy Solution Limited

(a) The amount of the management fee that is payable for the Property: HK$ 7,033 per month
須就該物業支付的管理費用的款額: 每月港幣$ 7,033 .

(b) The amount of the Government rent (if any) that is payable for the Property: 3% of the rateable value of the Property per annum (See note 1)
須就該物業繳付的地稅(如有的話)的款額: 該物業的每年應課差餉租值的百份之三(見註 1)

(c) The name of the owners' incorporation (if any): Nil
業主立案法團(如有的話)的名稱: 沒有

(d) The name of the manager of the Development: Harriman Property Management Limited
發展項目的管理人的姓名或名稱: 夏利文物業管理有限公司

(e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development: Nil
賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知: 沒有

(f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development: Nil
賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部份恢復原狀的任何通知: 沒有

(g) Any pending claim affecting the Property that is known to the Vendor: Nil
賣方所知的影響該物業的任何待決的申索: 沒有

Note 1: Government rent is currently charged in respect of the entire Development. There is not yet a determination of the amount of Government rent payable for the Property.
註 1：現時地稅就整個發展項目徵收，該物業之地稅暫未釐定。

Date of Printing 印製日期: _____

The Purchaser(s) hereby acknowledge(s) the receipt of a copy of this Vendor's Information Form prior to the Purchaser's(s') signing of the Preliminary Agreement for sale and purchase of the Property.
買方現確認在簽署該物業之臨時買賣合約之前，買方已收到此份賣方資料表格。

Signature(s) of Purchaser(s) 買方簽署 Date 日期

Acknowledgement Letter regarding Bulkhead and False Ceiling and Exposed Structure

有關假陣及假天花及外露結構確認函

Name and address of the Development : OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址： 九龍啟德沐寧街 10 號 OASIS KAI TAK

_____ (the "Property" "該物業")

(Note: Please fill in the Property 註：請填上該物業)

The Vendor 賣方： Handy Solution Limited

The Purchaser 買方： _____

I/We, the undersigned, hereby acknowledge and confirm that I/we am/are aware of the following and all its implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property (the "Preliminary Agreement"):
本人/我們即下述簽署人，僅此確認在本人/我們簽署該物業之臨時買賣合約（「臨時合約」）之前，本人/我們已獲悉以下事項及其所有影響：

Certain part(s) of the Property will have bulkhead(s) and/or false ceiling(s) and/or exposed structure(s) at the ceiling. The locations of such bulkhead(s) and/or false ceiling(s) and/or exposed structure(s) are for identification purpose only shown on the floor plan(s) of the Property annexed hereto.
該物業之若干部分的天花板將設有假陣及/或假天花及/或外露結構。該等假陣及/或假天花及/或外露結構之位置在本函所附之該物業平面圖上顯示，僅供識別。

As a result of the aforesaid bulkhead(s) and/or false ceiling(s) and/or exposed structure(s), the clear headroom of the relevant parts of the Property (i.e. the height between the top surface of the structural slab of the floor and the exposed bottom surface of the bulkhead/ceiling/exposed structure at the ceiling) will approximately be as specified on the floor plan(s) of the Property annexed hereto. The clear headroom specified on the floor plan(s) of the Property annexed hereto is approximate height and is for reference only. The thickness of the finishes of the floor and the finishes of the bulkhead/false ceiling/exposed structure at the ceiling has not been taken into account in the calculation of the aforesaid approximate height. Furthermore, due to the normal construction deviation and variations in the thickness of finishes, it is possible that there will be a difference between the clear headroom of the actual Property obtained by taking measurements inside the actual Property and the clear headroom as specified on the floor plan(s) of the Property annexed hereto.
由於上述假陣及/或假天花及/或外露結構，該物業相關部分之淨空高度（即石屎地台面與天花板假陣/假天花/外露結構之外露底部之高度距離）將大約為在本函所附之該物業平面圖上所標示者。該物業平面圖上所標示之淨空高度為大約高度，僅供參考，上述大約高度並無將該物業地面的裝修物料及天花板假陣/假天花/外露結構的裝修物料的厚度納入計算之中，且因正常施工誤差及裝修物料厚薄不一，實際於該物業內量度得出之淨空高度可能會與該物業平面圖上所標示之淨空高度不同。

I/We acknowledge that I/we do not have any objection and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to the above or in connection with the above, whether before or after completion of the sale and purchase.
本人／我們確認就此及對有關上述無任何反對，並不得因此或就此在買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。

This letter shall not prejudice the Preliminary Agreement nor its subsequent formal sale and purchase agreement, including without limitation to the Vendor's right to alter the building plans and the right to substitute the fittings, finishes and appliances of the Property and the generality of those rights.
本函並不影響臨時合約及其後之正式買賣合約，包括（但不限於）買賣合約項下賣方改動建築圖則的權利及以其他裝置、裝修物料及設備代替該物業裝置、裝修物料及設備的權利及該等權利之概括性。

The Chinese version of this letter is for information only and in case of inconsistency, the English version shall prevail.本函之中文譯本僅供參考之用，如有歧義，仍以英文本為準。

賣方代表
For and on behalf of the Vendor

_____
Authorized Signature(s) 授權人士簽署

經妥當及謹慎考慮本函之內容後，我/我們同意接受本函及受本函所有條款及條件規限。
After due and careful consideration of the content of this letter, I/we agree to accept the same and be bound by all the terms and conditions herein set out.

買方簽署
Signed by the Purchaser

_____
日期 Date:_____

有關物業第二按揭申請須知
Note on Application for Second Mortgage Loan Secured by Property

Name and address of the Development: OASIS KAI TAK, 10 Muk Ning Street, Kai Tak, Kowloon
發展項目名稱及地址: 九龍啟德沐寧街 10 號 OASIS KAI TAK
Mansion 低座 ___ Floor ___ 樓 Unit ___ 單位 [(with flat roof/roof/garden/yard 連同平台/天台/花園/庭院)]
(the "Property" "該物業")
(Note: Please fill in the Property 註：請填上該物業)

Purchaser(s) 買方：_____
Vendor 賣方: Handy Solution Limited

1. 買方明白第二按揭貸款批出與否及其條款，受制於賣方指定的二按財務機構 (「HARBOUR HORIZON LIMITED」) 的絕對最終決定權，與賣方無關，且於任何情況下賣方均無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。賣方或賣方指定的二按財務機構亦有權隨時停止提供第二按揭貸款而無須另行通知。
The Purchaser(s) hereby understand the approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the Vendor's designated second mortgage financing company ("HARBOUR HORIZON LIMITED") and are not related to the Vendor (which shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full transaction price. The Vendor or the Vendor's designated second mortgage financing company may also stop providing the second mortgage loan at any time without further notice.

2. 第一按揭貸款銀行須為賣方所指定及轉介之銀行，買方並須首先得到該銀行書面同意辦理第二按揭貸款。第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
First mortgagee bank shall be nominated and referred by the Vendor and the Purchaser(s) shall obtain a prior written consent from the first mortgagee bank to apply for a second mortgage loan. First mortgage loan and second mortgage loan shall be processed by the relevant mortgagees independently.

3. 買方明白第二按揭貸款受賣方指定的二按財務機構所定的其他條款及細則約束，而第二按揭貸款的貸款年期，按揭成數，按揭利率會根據發展項目已經或將會發出之相關之價單而有所更改。
The Purchaser(s) hereby understand the second mortgage loan is subject to other terms and conditions as determined by the Vendor's designated second mortgage financing company. The second mortgage loan tenor, mortgage percentage and interest rate is / will be subjected to the Price List(s) of the Development issued or to be issued by the Vendor.

4. 所有第二按揭貸款之法律文件必須由賣方(或賣方指定的二按財務機構)的指定律師行辦理，買方須支付所有第二按揭貸款相關之律師費及雜費。
All legal documents of the second mortgage shall be handled by the Vendor's (or Vendor's designated second mortgage financing company) designated solicitors and all legal costs and disbursements relating thereto shall be borne by the Purchaser(s).

5. 在申請第二按揭貸款時, 買方及其擔保人(如有)必須提供足夠文件證明其還款能力，包括但不限於提供以下文件：
In applying for the second mortgage loan, the Purchaser(s) and the Guarantor(s) (if any) shall provide satisfactory documents to prove his/her/their repayment ability, including but not limited to providing sufficient documents as follows :

(i) 臨時買賣合約副本
Copy of Preliminary Agreement for Sale and Purchase

(ii) 香港身份證明文件副本 (押記人/按揭人/借款人及擔保人(如有))
Copies of Hong Kong Identity Cards of the Chargor(s)/Mortgagor(s)/Borrower(s) and Guarantor(s) (if any)

(iii) 入息證明副本 (押記人/按揭人/借款人及擔保人(如有))
Copies of Income Proof of the Chargor(s)/Mortgagor(s)/Borrower(s) and Guarantor(s) (if any)

(a) 如押記人/按揭人/借款人或擔保人(如有)為受僱人士
Chargor(s)/Mortgagor(s)/Borrower(s) or Guarantor(s) (if any) are on employment

受僱於本港僱主之固定受薪人士
For regular salary earner from Hong Kong employer
- 最近三個月有顯示薪金存款之銀行存摺/月結單

Bank book/statements which show last 3 months' salary deposits
- 最近期之稅單
Latest tax assessment and demand note
- 以下任何一份文件:
Any one of the following documents:
(i) 最近三個月之糧單
Payroll advices for last 3 months
(ii) 僱主信
Employer's letter
(如受聘現時僱主少於六個月，請附上前一份工作之最後三個月收入證明)
(If length of service with present employer is less than 6 months prior to application, prior employer's salary proof of last 3 months)

非固定收入人士或受僱於非本港僱主人士
For non-regular income earner or with employer outside Hong Kong
- 最近六個月有顯示薪金存款之銀行存摺/月結單
Bank book/statements which show last 6 months' salary deposits
- 最近期之稅單
Latest tax assessment and demand note
- 以下任何一份文件:
Any one of the following documents:
(i) 最近六個月之糧單
Payroll advices for last 6 months
(ii) 僱主信
Employer's letter
(如受聘現時僱主少於六個月，請附上前一份工作之最後三個月收入證明)
(If length of service with present employer is less than 6 months prior to application, prior employer's salary proof of last 3 months)

(b) 如押記人/按揭人/借款人或擔保人(如有)為自僱人士
Self-employed Chargor(s)/Mortgagor(s)/Borrower(s) or Guarantor(s) (if any)

獨資/合夥
For sole-proprietor/ partnership
- 商業登記証
Business Registration Certificate
- 公司擁有權證明 (須列明擁有權百分比)
Proof of ownership (state ownership percentage)
- 個人及公司最近六個月之銀行月結單
Bank statements for latest 6 months (Personal and Company)
- 以下任何一份文件:
Any one of the following documents:
(i) 利得稅繳納通知書
Profits Tax Assessment and Demand Note
(ii) 最近之財務報表，包括損益表及資產負債表/財務狀況表
Latest Financial Statements, including Profit & Loss Accounts and Balance Sheet / Statements of Financial Position

有限公司
For incorporated company
- 商業登記證
Business Registration Certificate
- 公司註冊證書
Certificate of Incorporation
- 公司周年申報表及更改董事通知書(如有) (公司註冊處– Form NAR1 and ND2A)
Company's Annual Return and Notice of Change of Director (if any)
(Company Registry - Form NAR1 and ND2A)
- 公司股東名冊(如有更改)
Company's Register of members / shareholders (if there is any change of members/shareholders)
- 個人及公司最近六個月之銀行月結單
Bank statements for latest 6 months (Personal and Company)
- 以下任何一份文件:
Any one of the following documents:

(i) 利得稅繳納通知書
Profits Tax Assessment and Demand Note
(ii) 最近已審核之財務報表及最近之財務報表，包括損益表及資產負債表/財務狀況表
Latest Audited Financial Statements and latest Financial Statements, including Profit & Loss Accounts and Balance Sheet / Statements of Financial Position

(c) 租金收入人士
Rental income earner
- 六個月或以上剩餘租賃期的有效租約
Valid lease agreement with a residual term of 6 or more months
- 物業擁有權證明 (如非本港物業)
Proof of ownership (for property located outside Hong Kong)
- 最近三個月之銀行存摺/月結單
Bank book/statements for latest 3 months

(iv) 銀行按揭批核信副本
(批核信內文需訂明第一按揭銀行同意該樓宇作第二按揭)
Copy of Facility Letter issued by the First Mortgagee Bank
(The Facility Letter should mention that First Mortgagee Bank has consented to the Second Mortgage)

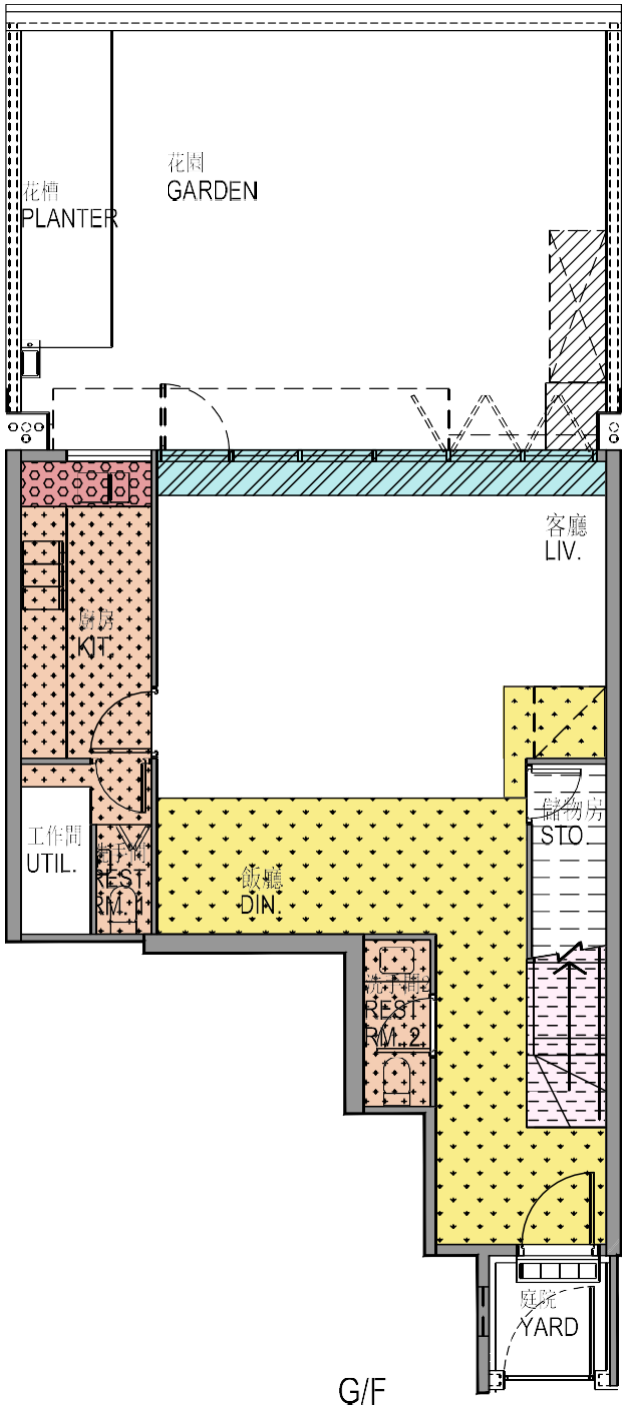
6. 買方需就申請第二按揭貸款繳交港幣$5,000 不可退還的申請手續費，支票抬頭為「HARBOUR HORIZON LIMITED」。
A non-refundable application fee of HK$5,000 for the second mortgage loan shall be payable by the Purchaser(s), the cheque shall be made payable to "HARBOUR HORIZON LIMITED".

買方確認知悉及明白以上各項。
The Purchaser(s) acknowledge and understand the above.

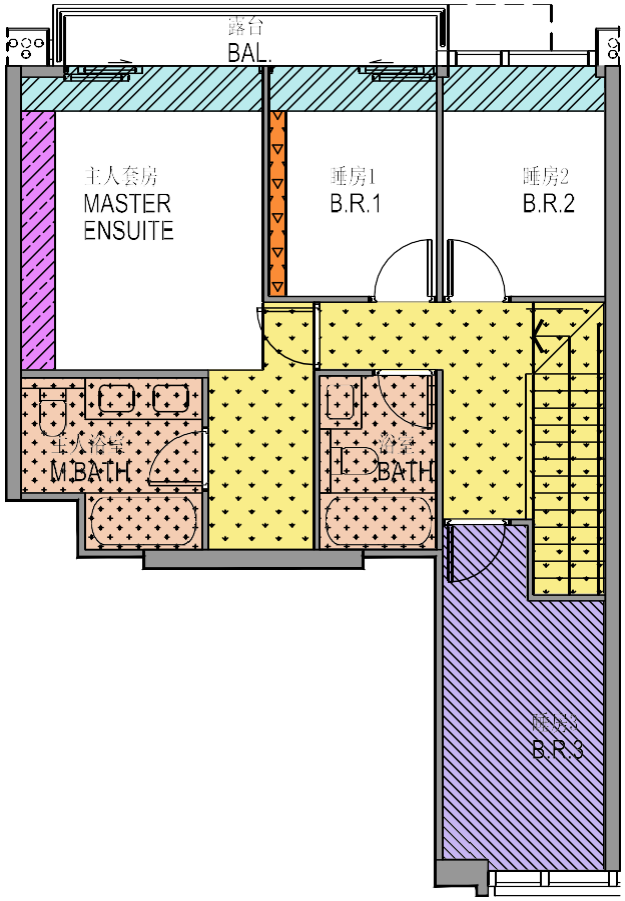
買方簽署
Signed by the Purchaser(s)

_____

日期 Date:_____



G/F



1/F

MANSION B G/F - 1/F UNIT B
低座B座 地下至一樓 B單位

- Bulkhead (clear headroom: 2450mm)
  假陣（淨空高度：2450 毫米）
- Bulkhead (clear headroom: 2500mm)
  假陣（淨空高度：2500 毫米）
- Bulkhead (clear headroom: 2650mm)
  假陣（淨空高度：2650 毫米）
- Bulkhead (clear headroom: 2700mm)
  假陣（淨空高度：2700 毫米）
- Bulkhead (clear headroom: 3000mm)
  假陣（淨空高度：3000 毫米）
- Exposed structure (clear headroom: 2850mm)
  外露結構(淨空高度：2850 毫米)
- Exposed structure (clear headroom: 3000mm)
  外露結構(淨空高度：3000 毫米)
- Bulkhead or Exposed structure
  (clear headroom: min. 2000mm)
  假陣或外露結構(淨空高度：不少於2000 毫米)

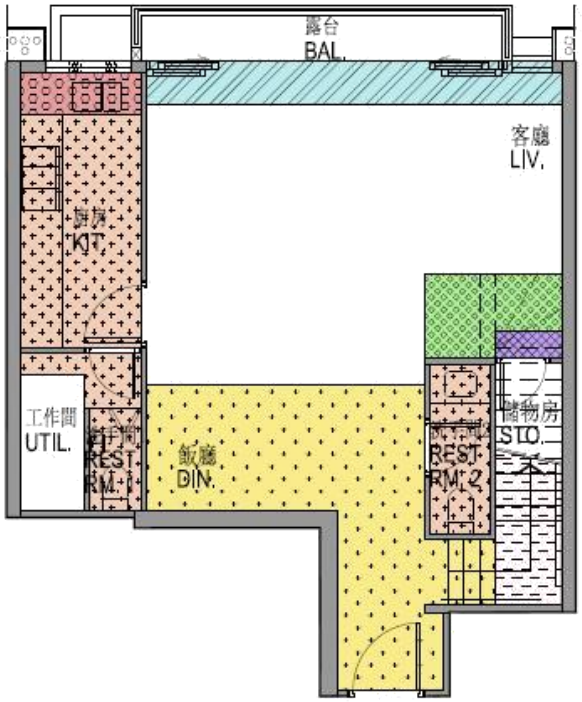
Scale 比例:

M/米 0 1 2 5

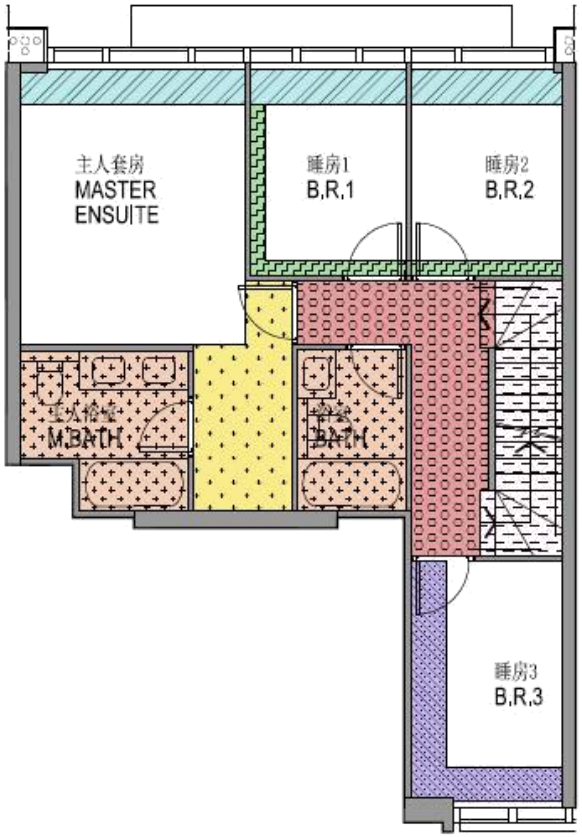
N

For reference only. This plan is for showing the location of the bulkhead(s) and/or false ceiling(s) and/or exposed structure(s) only. Other matters shown in this plan may not reflect their latest conditions. This plan does not and shall not be construed as constituting any offer, representation, warranty or contractual term whether expressed or implied (whether relating to view or not).
僅供參考。本圖僅作顯示假陣及/或假天花及/或外露結構的位置。圖中所示之其他事項未必能反映其最新狀況。本圖並不構成亦不得詮釋成任何不論明示或隱含之要約、陳述、保證或合約條款（不論是否有關景觀）。

MANSION B 2/F - 3/F UNIT B
低座B座 二樓至三樓 B單位



2/F



3/F

Bulkhead (clear headroom: 2450mm)
假陣（淨空高度：2450 毫米）

Bulkhead (clear headroom: 2500mm)
假陣（淨空高度：2500 毫米）

Bulkhead (clear headroom: 2550mm)
假陣（淨空高度：2550 毫米）

Bulkhead (clear headroom: 2650mm)
假陣（淨空高度：2650 毫米）

Bulkhead (clear headroom: 2700mm)
假陣（淨空高度：2700 毫米）

Bulkhead (clear headroom: 2850mm)
假陣（淨空高度：2850 毫米）

Exposed structure (clear headroom: 2850mm)
外露結構(淨空高度：2850 毫米)

Bulkhead or Exposed structure
(clear headroom: min. 2000mm)
假陣或外露結構(淨空高度：不少於2000 毫米)

Exposed structure
(clear headroom: 2150-2550mm)
外露結構(淨空高度：2150-2550 毫米)

Scale 比例:

M/米 0 1 2 5

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